

WHITE HOUSE

Yoxford | Suffolk

£550,000





WHITE HOUSE, YOXFORD, SUFFOLK, IP17 3EX

A REMARKABLE GRADE II LISTED SUFFOLK HOME WITH A WEALTH OF CHARACTER, BEAUTIFUL GARDENS AND A SELF-CONTAINED ANNEXE

• Entrance Hall • Utility Room • Cloakroom • Sitting Room • Dining Room •
• Monring Room • Kitchen • Three Bedrooms • Principle Bedroom with En-suite •
• Large Family Bathroom • Study • Sedcret Garden • Annexe • Garage and Ample Parking •

• The Annexe • Two Bedrooms • Sitting Room • Kitchen • Bathroom •

Darsham Railway Station – 2 miles / Saxmundham Railway Station and Highstreet - 4 miles
Aldeburgh - 9 miles / Southwold - 9 miles




GUINNESS
STOUT
EXTRA
Brewed in Dublin
and London

The Property

Some houses are rather more than simply somewhere to live. They have a history, a personality and a sense of place that is difficult to recreate. The White House is one such property.

Believed to have origins dating back to the late 16th or early 17th century, with an elegant early 19th-century façade, this remarkable Grade II listed home is a wonderful example of Suffolk's rich architectural heritage.

Behind its attractive white painted elevations, climbing plants and traditional sash windows lies a house of considerable character, with generous accommodation extending to approximately 2,625 sq ft in the main residence, complemented by a separate one bedroom annexe of approximately 440 sq ft.

Throughout the house, original features have been carefully retained, including exposed beams, ledge and brace doors, traditional fireplaces, sash and leaded windows, and wonderfully characterful quarry tiled and yellow brick floors.

Despite its considerable age, The White House offers comfortable and practical accommodation, with three reception rooms, a spacious kitchen, three bedrooms, two bathrooms and a study. The addition of a separate annexe provides a further degree of flexibility for family members, guests or those seeking accommodation independent of the main house.

Ground Floor

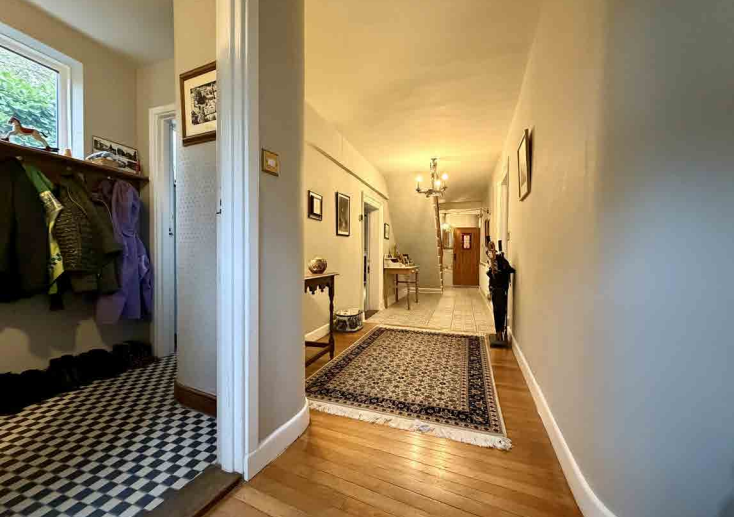
The front door opens into an impressive entrance hall, a wonderfully welcoming space with an attractive combination of traditional flooring, wood detailing and a staircase rising to the first floor.

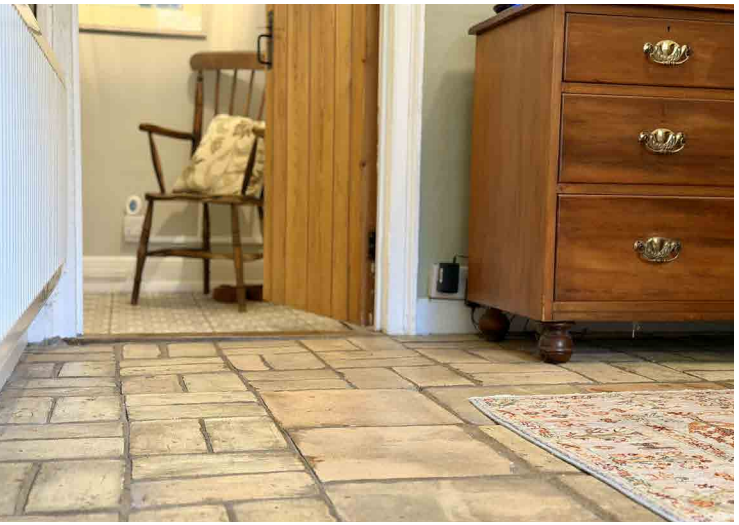
The principal sitting room is particularly impressive, measuring approximately 24'5" in length. Beautifully proportioned, it enjoys excellent natural light through traditional windows and features an attractive fireplace with a wood-burning stove. This is a lovely room for everyday family life, with ample space for several seating areas.



















Across the entrance hall, the dining room is another generous reception room, measuring approximately 18'2" in length. Its traditional proportions make it particularly well suited to entertaining, with plenty of space for a substantial dining table and additional furniture.

To the rear of the house, the morning room provides a third reception space. With its outlook towards the garden, this is a particularly inviting room in which to enjoy a morning coffee, read or simply appreciate the quieter moments of the day.

The kitchen is fitted with an attractive range of painted cabinets, complementary work surfaces and integrated cooking appliances. Exposed beams and a wonderful brick chimney feature add character, whilst windows overlooking the garden bring natural light into the room.

A separate utility room and ground floor cloakroom provide useful practical facilities, together with additional storage.

First Floor
The first floor continues the sense of space and individuality found throughout the ground floor.

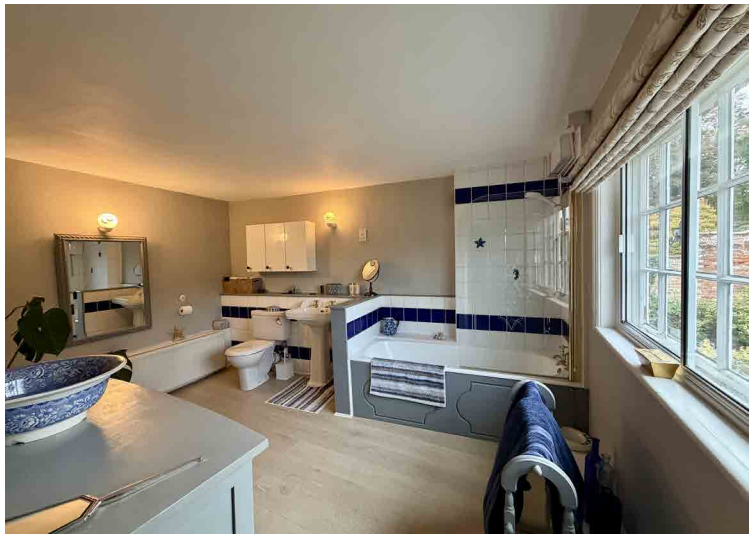
The master bedroom is an exceptionally generous room, measuring approximately 24'7" in length. With its attractive fireplace, traditional windows and ample room for bedroom furniture, it provides a particularly comfortable principal bedroom. With a well appointed and spacious ensuite bathroom.

There are two further double bedrooms, both enjoying individual character and generous proportions, together with a separate study which would make an ideal home office, reading room or occasional workspace.

The principal family bathroom is a particularly memorable feature of the house.

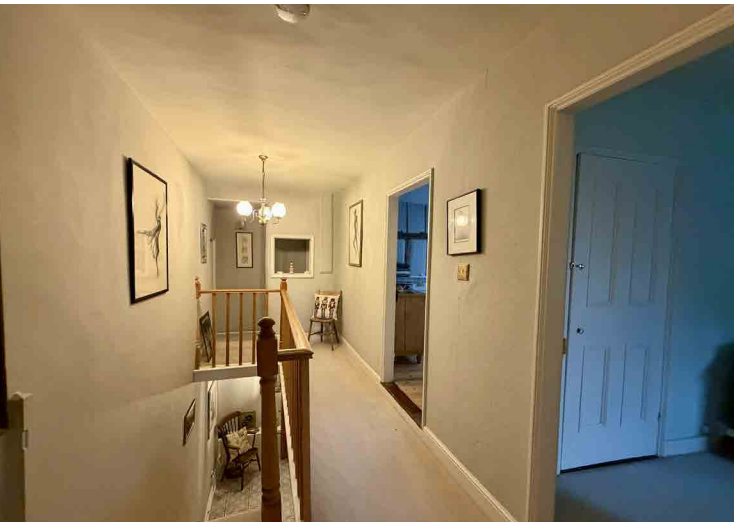
Beautifully appointed, it combines exposed historic woodwork with a contemporary bathing arrangement, including a panelled bath, a substantial



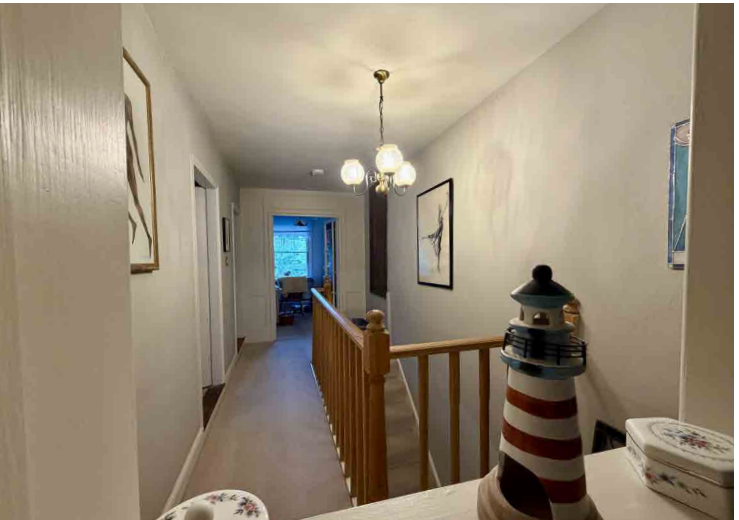




arrangement, including a panelled bath, a substantia separate walk in shower and a traditional pedestal wash basin. A large rooflight floods the room with natural light, creating a wonderfully bright and relaxing space.













Total Area: 243.9 m² ... 2625 ft²

Gardens and Grounds
The gardens are every bit as special as the house itself.

The White House enjoys an established and attractive setting, with extensive lawned areas, mature trees, carefully maintained hedging and a variety of ornamental planting providing colour, structure and interest throughout the seasons.

Immediately adjoining the house are attractive areas of paving and traditional brickwork, creating sheltered places to sit and enjoy the surroundings.

The garden provides a wonderful setting for the house, with its white-painted elevations, climbing plants and traditional windows forming a particularly attractive backdrop.

Beyond the principal garden lies what can only be described as a secret garden.

Occupying the more secluded southern section of the grounds, this delightful area is enclosed by established hedging and mature planting, creating a wonderful sense of privacy and separation from the rest of the property.

With its open lawn, beautiful trees and quiet corners, it feels like a garden within a garden, somewhere to escape with a book, enjoy the sunshine or simply appreciate the changing seasons.

It is a particularly charming feature and one that adds enormously to the appeal of the property.

Parking and Outbuildings
The property benefits from an extensive gravelled parking area providing space for several vehicles, together with a garage and additional outbuildings.

The arrangement provides practical parking and storage whilst allowing the main gardens to remain attractive and largely separate from the vehicle access.







The Annexe
A particularly valuable addition to The White House is its self contained one bedroom annexe.

Providing approximately 440 sq ft of accommodation, the annexe comprises an entrance hall, a comfortable sitting room, fitted kitchen, double bedroom and bathroom.

The sitting room measures approximately 22'10" in length, providing ample space for both sitting and dining furniture, whilst the separate kitchen offers the facilities needed for independent living.

Gas-fired central heating is installed.

The annexe offers considerable flexibility, whether accommodating visiting family and friends, providing a degree of independence for an older relative or adult child, or simply offering additional accommodation away from the main house.

Any proposed commercial letting or alternative use would be subject to the necessary consents.

The Location
Yoxford is one of East Suffolk's most attractive and historic villages, conveniently situated along the A12 between Saxmundham and Halesworth, with the beautiful Suffolk Heritage Coast only a short drive away.

Often referred to as the Garden of Suffolk, the village is known for its attractive period architecture, established gardens and traditional village character.

Yoxford offers a range of local amenities, including shops, places to eat and drink, and community facilities.

The nearby village of Darsham has a railway station providing connections towards Ipswich and Lowestoft, whilst Saxmundham offers a wider range of shopping and everyday facilities.

The Suffolk Heritage Coast is within easy reach, including the popular destinations of Southwold,







Dunwich, Aldeburgh and Thorpeness. RSPB Minsmere, Snape Maltings and the surrounding countryside offer excellent opportunities for walking, wildlife watching and enjoying the area's rich cultural heritage.

For those seeking a characterful village home with excellent access to the coast and surrounding countryside, The White House is particularly well placed.

Services
Mains water, electricity, drainage and gas are connected.

Gas-fired central heating is provided by radiators to the main house.

The annexe also benefits from gas-fired central heating.

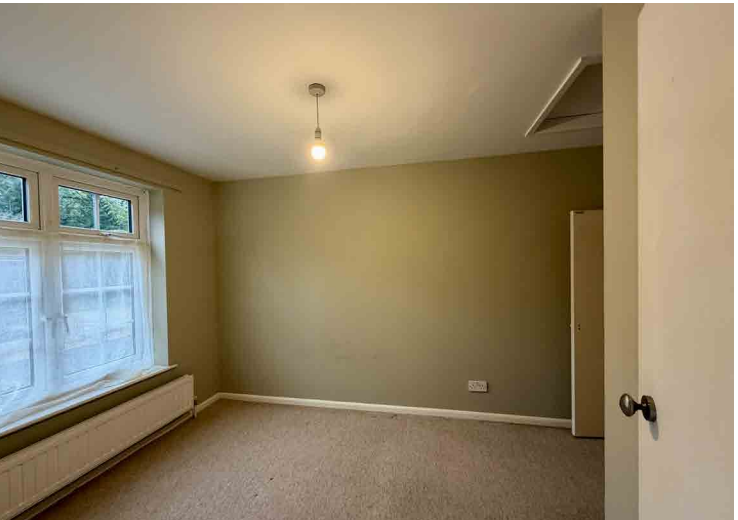
Local Authority and Council Tax - East Suffolk Council.

Council Tax Band: E.

EPC - *Grade II Listed*

Tenure
Freehold

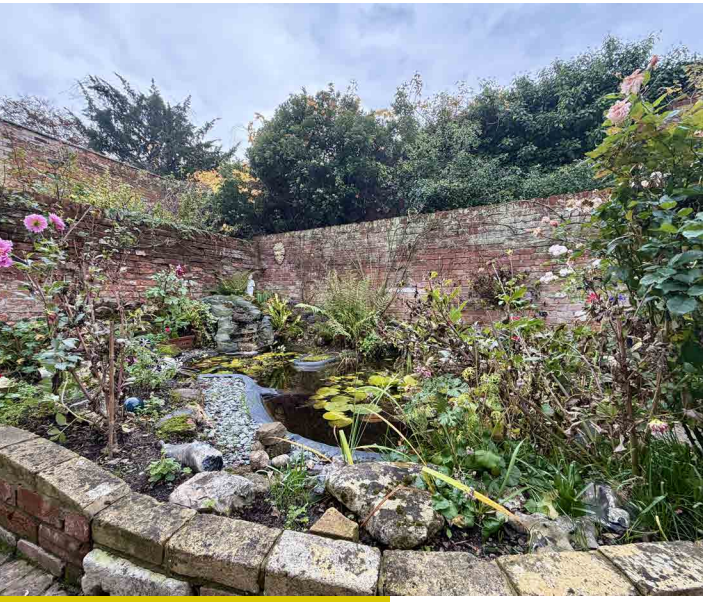














JENNIE JONES

EST. 1993

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