

JENNIE JONES



ESTATE AGENTS



SATIS COACH HOUSE

Yoxford | Suffolk

£650,000

SATIS COACH HOUSE, YOXORD, SUFFOLK, IP17 3EX

Saxmundham & railway station – 4 miles
Aldeburgh – 11 miles
Southwold – 13 miles

- Reception Hall ● Sitting Room ● Study ● Kitchen ●
● Utility Room ● Cloakroom ●
- Master Bedroom with En-suite Shower Room ●
● Family Bathroom ● Two Bedrooms ●

The Property

Satis Coach House is a truly special former Victorian coach house, originally part of the historic Satis House estate, occupying a secluded position within beautiful mature grounds extending to approximately 0.75 acres. The property has been extensively renovated and thoughtfully improved by the current owners, blending period charm with stylish contemporary living.

The impressive accommodation is centred around a welcoming reception hall leading through to a generous kitchen/dining room, utility room and cloakroom. The sitting room enjoys delightful garden views, while a useful study area provides an ideal work-from-home space.

A substantial extension has created a magnificent principal bedroom suite featuring vaulted ceilings with exposed timbers, a dressing room and a luxurious ensuite shower room, uniquely incorporating a freestanding bath within the bedroom itself. To the first floor are two further double bedrooms and a family bathroom.

The current owners have undertaken extensive improvements including complete re-wiring, re-plumbing, replacement UPVC double glazed windows throughout with integrated fly screens, and modern electric heating together with underfloor heating to the bathrooms.

A BEAUTIFULLY RESTORED FORMER COACH HOUSE SET WITHIN GLORIOUS GROUNDS OF APPROXIMATELY 0.75 ACRES IN THE HEART OF SOUGHT-AFTER YOXFORD.



Outside, the grounds are a particular feature, offering sweeping lawns, mature trees and wonderful privacy, creating a peaceful setting rarely found so close to the Suffolk coast. The property also benefits from planning permission for a triple bay cart lodge.

Location

Yoxford, known as the "Garden of Suffolk", is one of the county's most desirable villages, ideally located between the Heritage Coast and surrounding countryside. The village offers a great range of amenities including independent shops, cafés, pubs, a well-regarded primary school and antique galleries, with Aldeburgh, Southwold, Snape Maltings and RSPB Minsmere all within easy reach.

Services

Mains water, drainage and electricity.
Electric heating.

Local Authority and Council Tax Band

East Suffolk Council, Tax Band E

EPC Rating

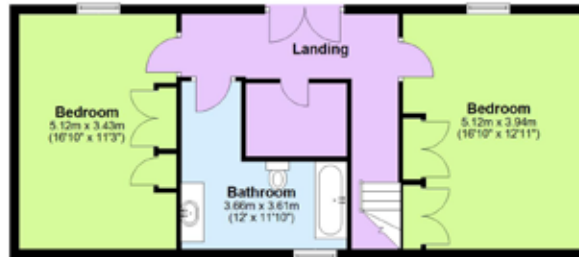
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Ground Floor
Approx. 124.0 sq. metres (1334.8 sq. feet)



First Floor
Approx. 62.9 sq. metres (677.4 sq. feet)



Total area: approx. 186.9 sq. metres (2012.2 sq. feet)



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EST. 1993

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