

JENNIE JONES

EST. 1993

ESTATE AGENTS



FAIRFIELD ROAD

Saxmundham | Suffolk

£550,000

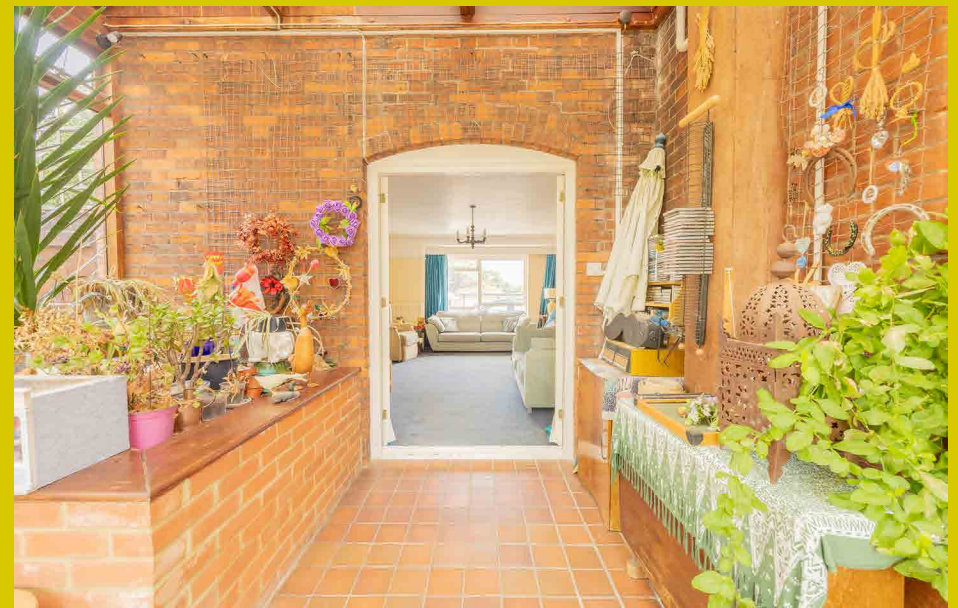


58 FAIRFIELD ROAD, SAXMUNDHAM, IP17 1BA

**A HANDSOME VICTORIAN FAMILY HOME OFFERING OVER 2,700
SQ.FT. OF VERSATILE ACCOMMODATION,
A SOUTH-FACING GARDEN AND EXCEPTIONAL POTENTIAL**

- Entrance Hall • Sitting Room • Shower Room • Garden Room • Dinig Room •
- Kitchen • Utility/Store Room • Landing • Principal Bedroom with Built in Storage •
- Four Further Bedrooms • Family Bathroom • South Facing Garden • Garage •

Saxmundham Town Centre – 0.5 miles / Snape Maltings – 5 miles / Aldeburgh – 8 miles





The Property

Homes like this rarely become available. Occupying a generous plot within one of Saxmundham's most established residential roads, this handsome Victorian residence offers an exceptional amount of living space, wonderful original character and an exciting opportunity for a new owner to sympathetically update and create a truly magnificent family home.

Stepping through the front door, the impressive entrance hall immediately sets the tone. Beautiful original tiled flooring, decorative joinery and a graceful staircase reflect the quality and craftsmanship of the Victorian era, creating a wonderful first impression.

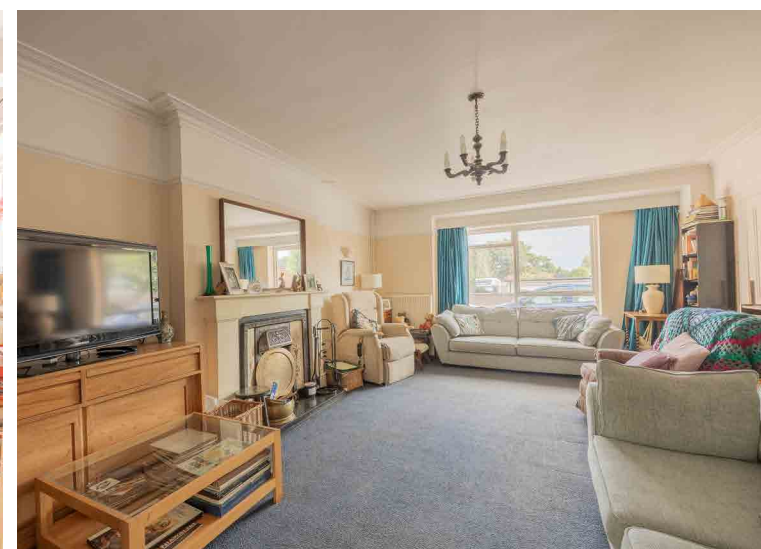
To the front of the property, the principal sitting room is an elegant reception space centred around an attractive original fireplace, complemented by large sash windows that flood the room with natural light.

The separate dining room provides an excellent setting for entertaining and family gatherings, whilst beyond lies undoubtedly one of the property's standout features – an impressive garden room extending to almost 24 feet in length. With exposed brickwork, timber framing and glorious views across the garden, this wonderfully versatile room creates an ideal extension of the living accommodation throughout the seasons.

The kitchen enjoys views over the garden and provides an excellent footprint for future remodelling should a purchaser wish, whilst a substantial adjoining utility room offers excellent practicality together with space for a home office or study area. Completing the ground floor is a useful shower room and cloakroom.

The first floor offers five genuine double bedrooms arranged over two interconnected landings, providing flexibility for growing families or those requiring home working space.

Whilst the property has been exceptionally well cared for over the years, it would now benefit from a programme of sympathetic modernisation. Importantly, the space, proportions and wealth of original features provide an outstanding foundation for someone wishing to create a truly individual long-term family home.



Outside

The mature south-facing rear garden enjoys an excellent degree of privacy and offers generous lawns interspersed with established trees, shrubs and colourful planting. There is ample space for children to play, keen gardeners to enjoy or simply somewhere to relax in peaceful surroundings.

To the front, a private driveway provides off-road parking and leads to the attached garage.

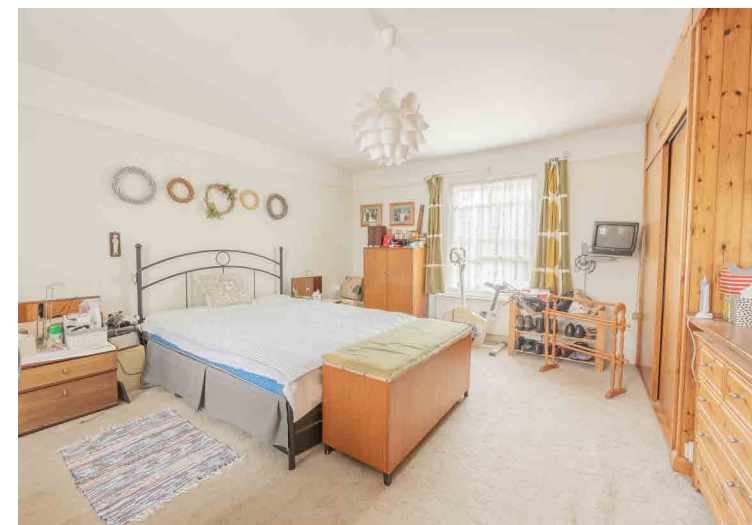
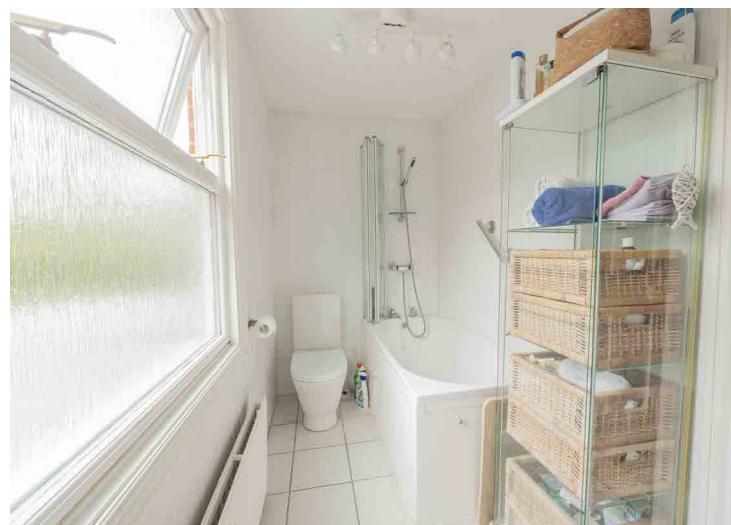
Offered with no onward chain, this represents a rare opportunity to acquire one of Saxmundham's larger period homes and breathe new life into an already wonderful property.

The Location

Fairfield Road is regarded as one of Saxmundham's most established residential addresses, conveniently positioned within walking distance of the town centre.

Saxmundham offers an excellent range of independent shops, cafés, supermarkets and everyday amenities together with a railway station providing direct services via Ipswich to London Liverpool Street.

The Suffolk Heritage Coast lies just a short drive away, with Aldeburgh, Thorpeness, Snape Maltings and Southwold all easily accessible, whilst RSPB Minsmere and numerous countryside walks provide excellent opportunities for outdoor pursuits.



GROUND FLOOR
1638 sq.ft. (152.2 sq.m.) approx.



1ST FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA : 2780 sq.ft. (258.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Services
Mains water, electricity, gas and drainage.

Gas fired central heating via radiators.

Local Authority - East Suffolk Council

Council Tax Band: F (subject to confirmation)

EPC Rating - To be confirmed.



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