



Saxmundham,

Guide Price £695,000

- Detached House with Five Bedrooms
- Annex
- Gas Central Heating
- Multiple Outbuildings
- Four Bathrooms
- EPC - C
- Truly Stunning Gardens
- Large Shingle Driveway for Multiple Vehicles

Old High Road, Saxmundham

A Five Bedroom Home with Multiple Outbuildings & Truly Stunning Gardens. Often referred to as "The Garden of Suffolk" the pretty village of Yoxford lies just off the A12 Great Yarmouth to London Road and was in the 19th Century a coaching post on the London turnpike. Today Yoxford is a much sought after and well served typically Suffolk village centring around its fine parish church of St Peters with its grand tower and spire. The village has the old established Horner's grocer, public houses, restaurants, antique shops, doctors surgery and school and is well served by public transport. The nearby railway halt at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street.



Council Tax Band: E



Tenure

Freehold

Accommodation

A welcoming conservatory forms the everyday entrance to the home, filled with natural light and enjoying lovely views across the garden. This leads through to a spacious sitting room, where a wood burner creates a warm and inviting focal point — perfect for relaxed family living or entertaining.

Connected to the main reception space is a versatile annexe-style area. The bright reception room opens directly onto the garden, while the double bedroom and modern shower room provide comfortable accommodation for guests or multigenerational living. Although it currently has no kitchen, the layout offers clear potential to incorporate one if a fully self-contained annexe is desired.

The main kitchen/breakfast room enjoys views over different aspects of the garden and is fitted with a good range of units and integrated appliances, including a dishwasher. A feature fireplace adds character to the adjoining dining area, creating a charming space for everyday meals or more formal occasions.

A useful utility room provides additional storage and access to the rear garden. Completing the ground floor is bedroom five — a flexible single room that also works well as a home office, complete with built-in wardrobe space.

First Floor

The first-floor landing leads to the principal bedroom, which benefits from eaves storage, fitted wardrobes and a private ensuite

with shower, basin and toilet. Bedrooms two and three are both generous doubles, offering plenty of space for furnishings. The family bathroom is well appointed, featuring a bath, separate shower, basin and toilet.

Outside

The gardens have been thoughtfully developed and beautifully maintained by the current owners. A wide shingle driveway provides ample off-road parking, while the grounds themselves offer a variety of attractive features, including a central pond, raised vegetable beds and a pleasant patio area for outdoor dining.

A selection of outbuildings adds further appeal. Several sheds provide excellent storage or workshop space and benefit from electricity. A purpose-built summer house offers a cosy retreat in the cooler months and a shaded spot beneath the pergola during summer.

A further outbuilding provides additional guest accommodation, comprising a double bedroom and shower room. Next to this is a separate storage room with potential to be converted into a kitchen, allowing the space to become a fully self-contained annexe if required.

This is a home that offers generous accommodation, flexible living options and well-kept outdoor space — all within a highly regarded Suffolk village and ready for its next chapter.

Services

Mains Gas, Water, Electricity & Sewage

Outgoings

Council Tax Band currently E

Viewings

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: enquiries@flickandson.co.uk

Tel: 01728 633777

Fixtures & Fittings

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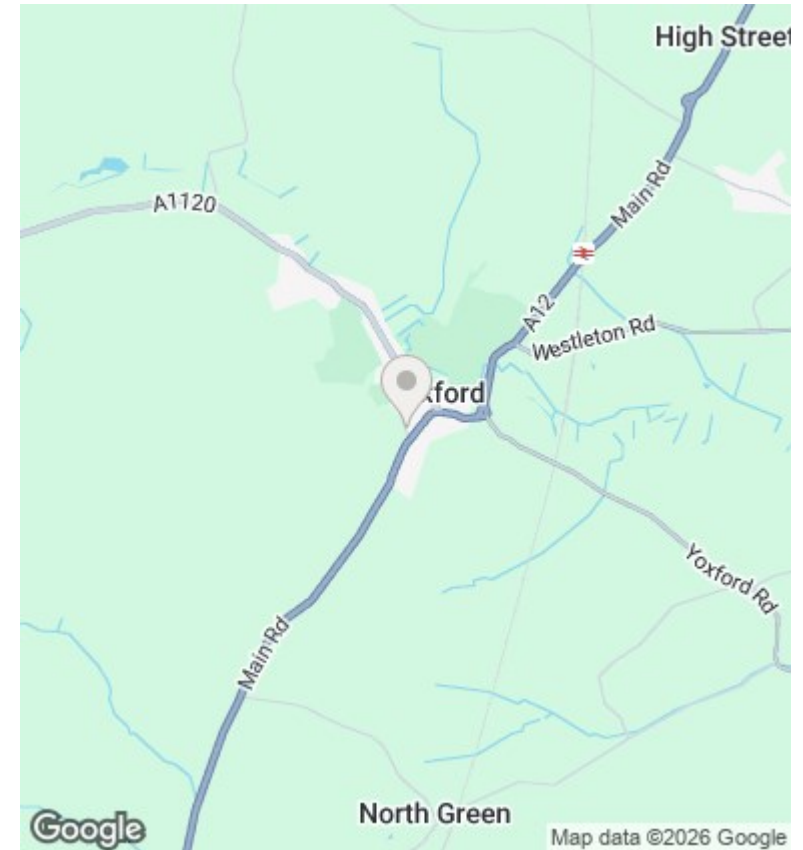
AWAITING FLOOR PLAN

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com