

*An impressive, Grade II Listed five bedroom principal house in the centre of the well regarded and accessible village of Yoxford.*



## Guide Price

£695,000

Freehold

Ref: P7746/J

## Address

London House  
Yoxford  
Suffolk  
IP17 3EU



Entrance hall, drawing room, sitting room, music room, studio, kitchen/breakfast room, study, utility room, cloakroom and cellar.

Principal bedroom with en-suite bathroom, two guest bedrooms with en-suite shower rooms, two further double bedrooms, family bathroom and attic room.

Walled garden to the rear with pergola.

Outbuildings and car parking for three vehicles.

Additional fully renovated two bedroom cottage across the drive available by separate negotiation.

## Contact Us



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And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

London House is situated in the centre of Yoxford, a highly desirable village with a well stocked village store (open all hours), an assortment of antique shops and galleries, a church, a primary school, tennis courts, a cricket club and a village hall hosting film nights etc. There is also a dining pub, the Kings Head, and The Black Dog Deli and café.

Yoxford is located adjacent to the A12 trunk road, giving it easy access to the north, west and south as well as to the Heritage Coast to the east. Aldeburgh, Southwold, Walberswick, Dunwich, Framlingham, Snape Maltings and the world-renowned RSPB reserve at Minsmere are all within a short drive. Darsham Railway Station (1 miles) runs regular services to Ipswich and, in turn, onto London Liverpool Street. Saxmundham (4 miles) has another railway station as well as Waitrose and Tesco supermarkets.

## Description

London House, which dates back to the mid 19th century is a substantial house which sits back and elevated from the road. Having been considerably renovated by the previous owner, London House offers well laid out and spacious accommodation that extends to just under 3,000 sq. ft (297 sqm) in all.

The front door opens into a spacious hall which links well with all the reception rooms. The kitchen/breakfast room has been refurbished by the current vendor and offers a wonderfully open space that has direct access to the rear terrace and garden. There is a separate utility room just off the kitchen, together with a cloakroom and a study space. There is a lovely drawing room with French windows and a woodburning stove, a music room and a second sitting room. A light filled spacious studio is attached to the front of the property - once a shop, it is now used as a versatile home office/art studio.

On the first floor there is a large principal bedroom with en-suite bathroom (shower and bath), two guest bedrooms with en-suite shower rooms, two further double bedrooms and a family bathroom.

## Outside

London House occupies a semi-elevated position set back from the High Street. A paved pathway leads up to the front door, flanked by lawn and a flower bed.

To the rear a large terraced area and garden face south-west. The walled garden is mostly laid to lawn, surrounded by established flower beds with a very productive vine with dessert grapes and a wonderful fig tree. There is also a chocolate vine-clad pergola.

In addition to the garden, there are two weatherboarded outbuildings that offer useful storage. There is also parking for three vehicles.

## Note

Prospective purchasers should note that the vendor owns a two bedroom cottage which is located across the drive, which is available for sale by separate negotiation. Further information is available on request.









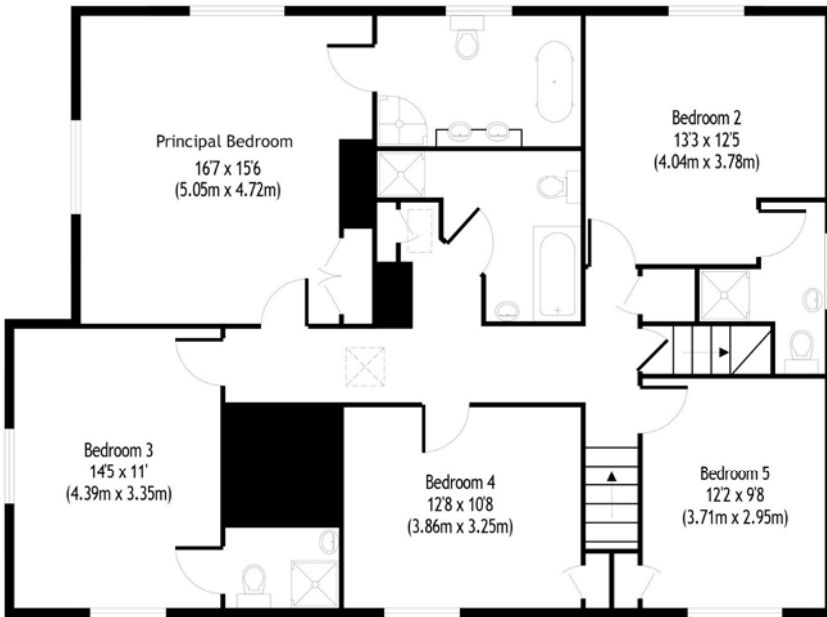




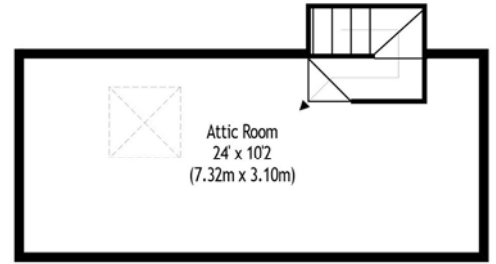




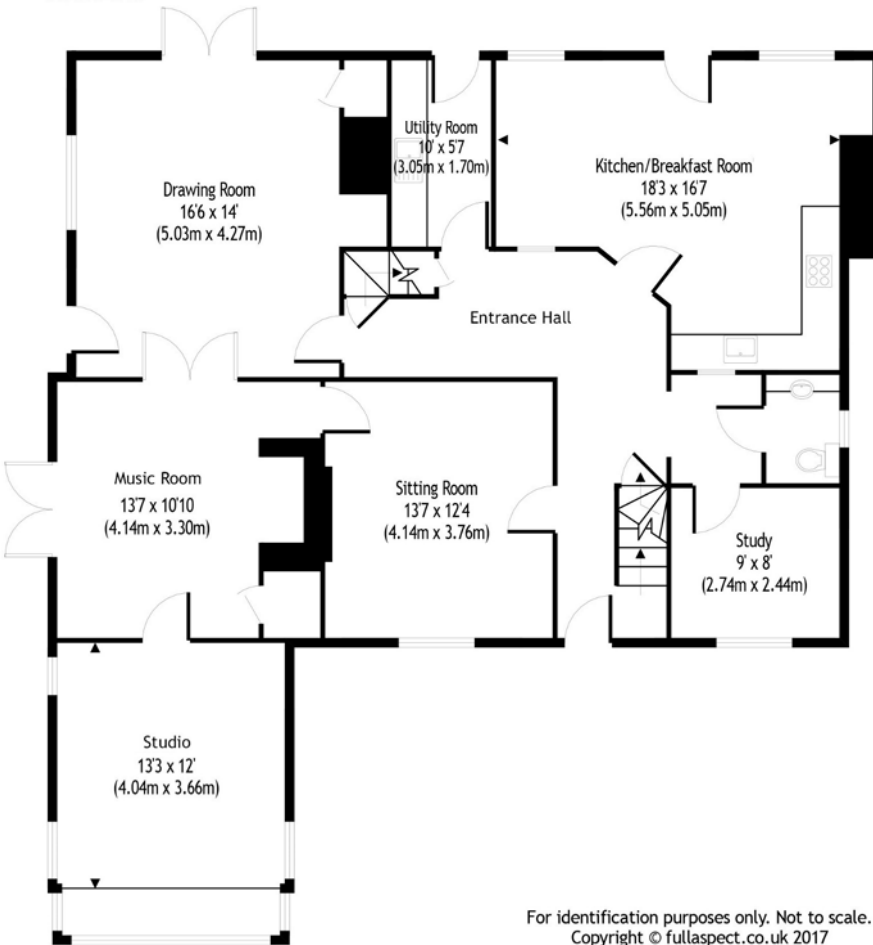
London House, Yoxford  
 Approx. Gross Internal Floor Area - 2976 Sq ft / 297 Sq M



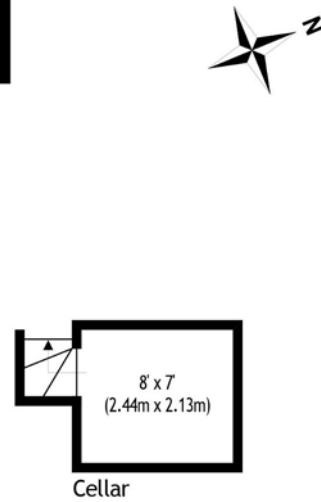
First Floor



Second Floor



Ground Floor



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Site Plan - Indicative Only



\* Location of cottage which is available by separate negotiation.





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*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, gas and electricity. Gas-fired central heating.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* No EPC as Grade II Listed.

*Council Tax* Band E; £2,655.02 payable per annum 2025/2026

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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#### NOTES

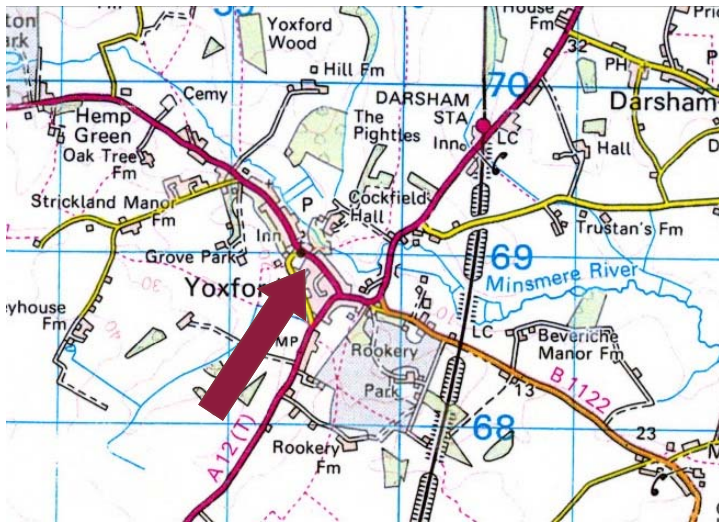
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. Some photographs were taken in 2025 and the hedge has been removed since the front shot was taken.

*February 2026*



## Directions

Heading north on the A12 from Ipswich, bypass Woodbridge and Saxmundham and upon entering the village of Yoxford, turn left where signposted to the A1120 tourist route opposite The King's Head public house. Continue along the High Street for approximately 400 yards where the property will be found on the left hand side set back from the road.

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