

JENNIE JONES

EST. 1993

ESTATE AGENTS



WOOD HALL

Saxtead | Suffolk

£1,250,000





WOOD HALL, SAXTEAD, FRAMLINGHAM, IP13 9QA

**AN ELEGANT GEORGIAN FARMHOUSE SET WITHIN BEAUTIFUL
SUFFOLK COUNTRYSIDE WITH EXTENSIVE GROUNDS, WOODLAND
AND TRADITIONAL OUTBUILDINGS, ALL JUST A SHORT DISTANCE
FROM FRAMLINGHAM.**

- Large Entrance Hall • Sitting Room • Library • Study • Kitchen/Breakfast Room •
 - Utility Room • Pantry • Cloakroom • 7 Bedrooms • 2 En-suites •
 - Family Bathroom • Dressing Room •

Framlingham - 2 miles / Saxmundham railway station - 8 miles / Aldeburgh - 16 miles
Woodbridge - 15 miles





The Property

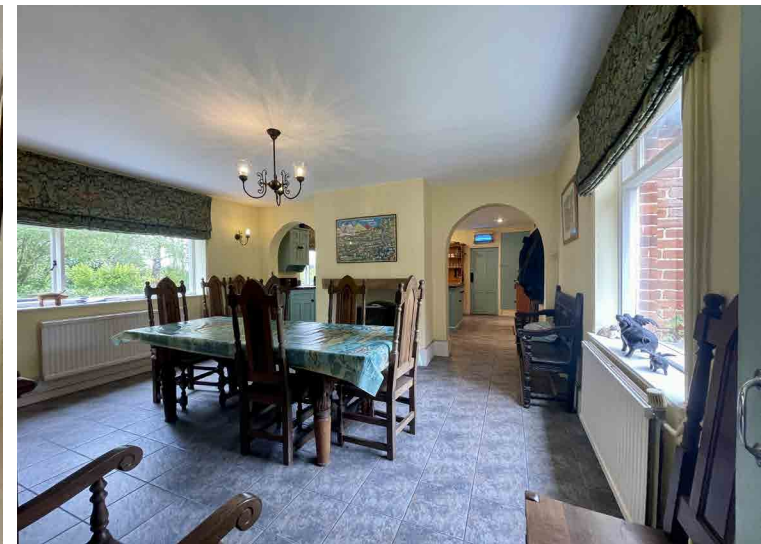
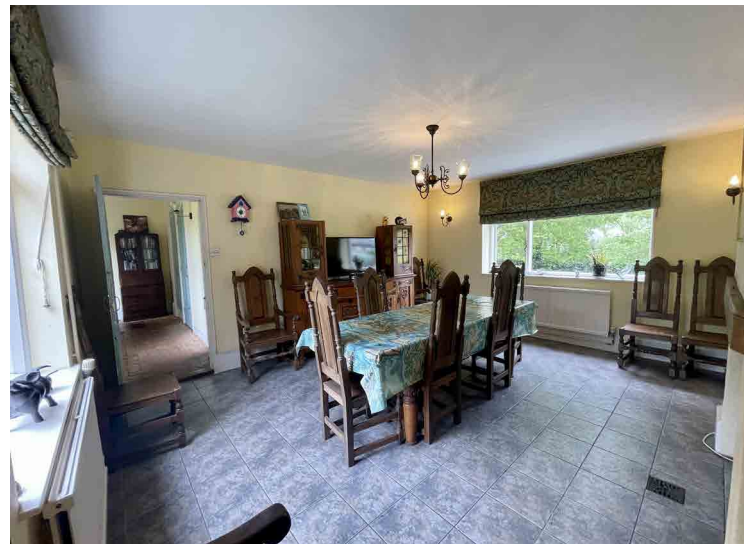
Wood Hall is a truly exceptional detached Georgian farmhouse occupying a wonderfully secluded position within the rolling Suffolk countryside near Saxtead and Framlingham. Approached via a long private driveway and surrounded by its own grounds, the property offers an increasingly rare opportunity to acquire a substantial period home with land, traditional outbuildings and immense lifestyle appeal.

Believed to date from the Georgian era with possible earlier origins, the handsome red brick façade immediately sets the tone for the elegant accommodation within. The house retains a wealth of original architectural features including high ceilings, sash windows, fireplaces, polished floorboards and beautifully proportioned rooms, all combining to create a home of considerable character and charm.

The ground floor accommodation centres around a welcoming reception hall leading to the principal reception rooms. The drawing room is a particularly impressive south-facing space with French doors opening onto the gardens, whilst the library enjoys bespoke fitted bookcases and deep sash windows overlooking the grounds. A separate study provides an ideal work-from-home space and sits above a useful cellar.

The farmhouse kitchen and dining room forms the heart of the home, fitted with bespoke cabinetry and a traditional Aga, complemented by a utility room and walk-in pantry.

To the first floor are five generous double bedrooms, including a principal bedroom suite with ensuite shower room and dressing area. Additional family bathroom and shower room facilities serve the remaining bedrooms, whilst the second floor attic rooms provide further versatile accommodation ideal for hobbies, studio space or occasional bedrooms.



Outside

Wood Hall sits within grounds extending to approximately 8.7 acres including formal gardens, mature trees, pastureland and an area of established woodland planted with native deciduous species, creating a wonderful haven for wildlife. Traditional Victorian outbuildings include stables, piggeries, barns, workshop and garage, all offering excellent storage and potential for a variety of uses, subject to any necessary consents.

The property enjoys an idyllic rural setting whilst remaining highly accessible to Framlingham and the Suffolk Heritage Coast.

The Location

Wood Hall occupies a delightful rural position near the sought-after village of Saxtead, famous for its iconic post mill, and lies just a short distance from the historic market town of Framlingham.

Framlingham offers an excellent range of independent shops, cafes, public houses and schools, together with the renowned Framlingham Castle. The Heritage Coast destinations of Aldeburgh, Thorpeness and Southwold are all within convenient reach, whilst rail services from nearby Saxmundham provide connections to London Liverpool Street via Ipswich.

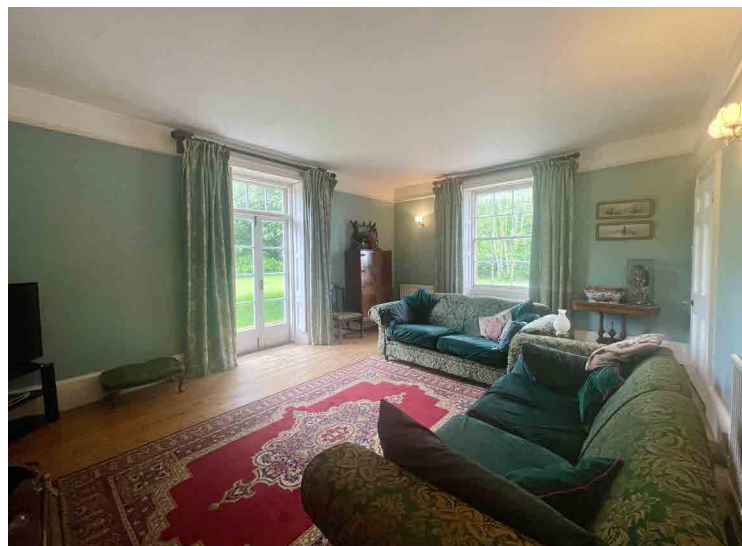
Services

Mains electricity and water.
Private drainage system.
Oil fired central heating.

Local Authority & Council Tax Band

East Suffolk Council
COuncil Tax Band - G

EPC Rating: F



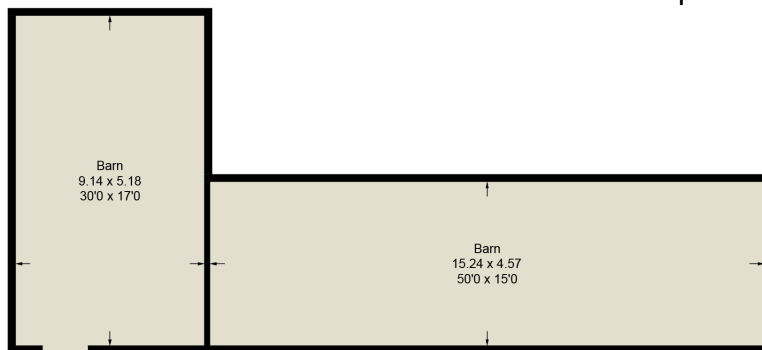
Wood Hall, Saxtead

Approximate Gross Internal Area = 358.3 sq m / 3857 sq ft

Cellar = 12.6 sq m / 136 sq ft

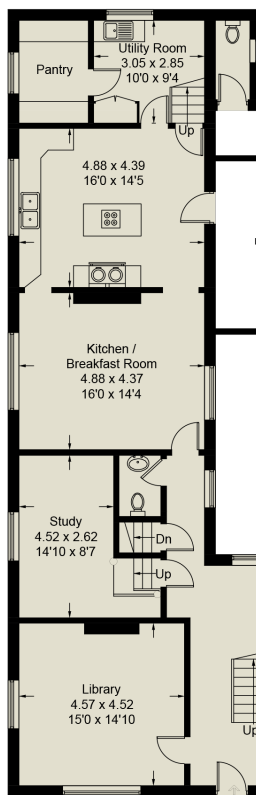
Outbuildings = 192.8 sq m / 2075 sq ft

Total = 563.7 sq m / 6068 sq ft

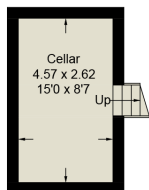


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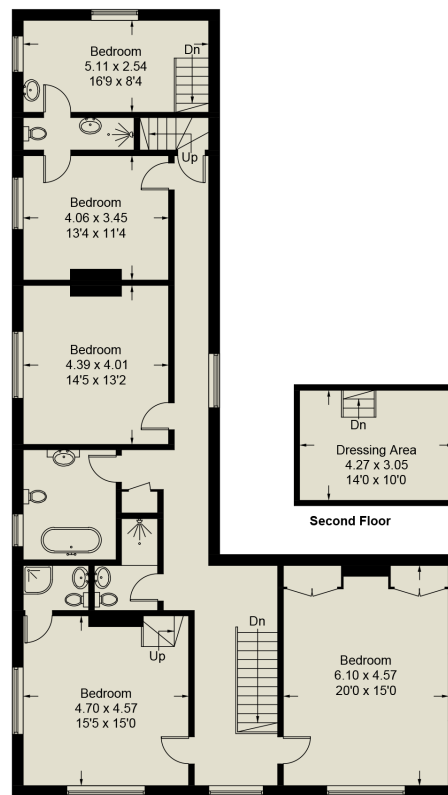
Outbuilding



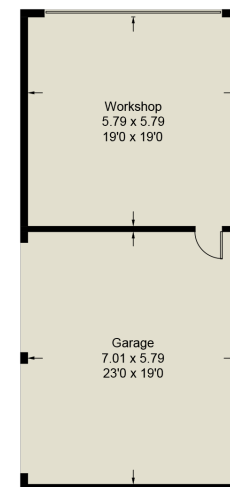
Ground Floor



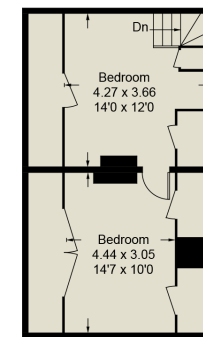
Cellar



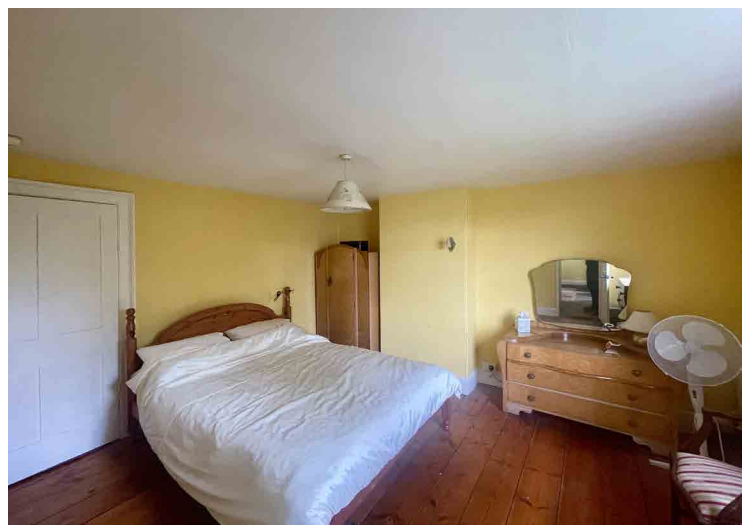
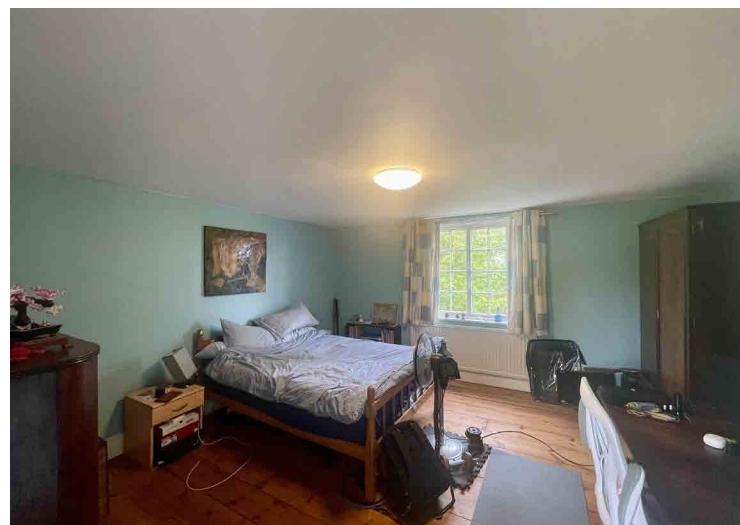
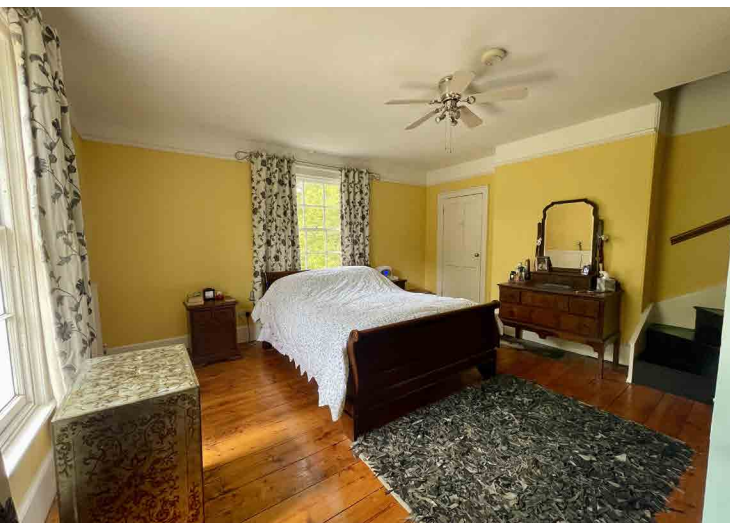
First Floor

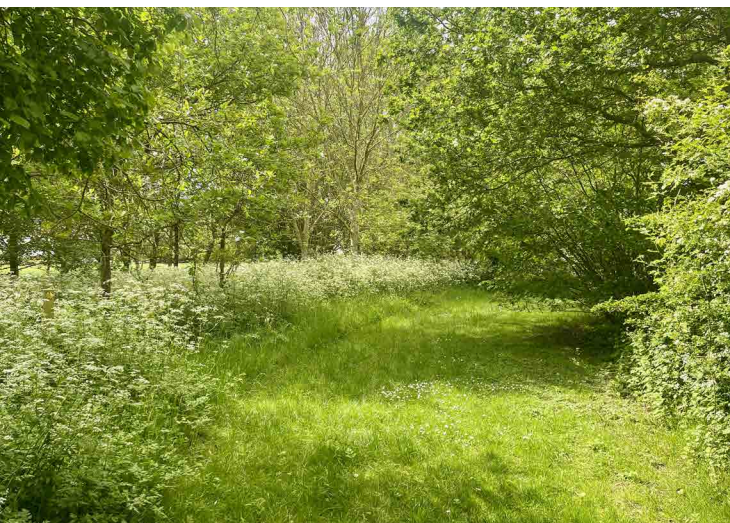


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Second Floor





Summary of Accommodation

Reception Hall, Cloakroom, Drawing Room, Library, Study, Cellar, Farmhouse Kitchen/Dining Room, Utility Room and Pantry.

First Floor Landing, Principal Bedroom with Dressing Area and Ensuite Shower Room, Four Further Double Bedrooms, Family Bathroom and Family Shower Room.

Second Floor Attic Rooms/Occasional Bedrooms. Outside there are formal gardens, woodland, pasture, traditional barns, Victorian stables and piggeries, workshop, garage and extensive parking.



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EST.  1993

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