Flick & Son
Coast and Country







Rendham, Saxmundham

Guide Price £600,000

- Rural location
- Large Workshops & Stores
- Air Source Heating
- Far Reaching Views in All Directions
- Green Houses & Poly Tunnels
- Double Glazing
- Barn
- PV Solar Panels
- EPC - C

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

Rendham

An individual detached family home just two and a half miles from the A12, with an exceptional range of outbuildings and workshop. Set in a rural location situated midway between the vibrant and historic market towns of Framlingham and Saxmundham.

4 1 2 C

Council Tax Band: C





DESCRIPTION
A most attractive red brick detached house standing in this rural position with far reaching views over the surrounding countryside. Grove House has an extensive range of outbuildings including a 4 car 'barn', large wood working workshop, secondary work shop, office and stores. Set back from the road a five bar gate opens to a wide shingle driveway with hardstanding and carport. To the rear is lawn garden and large vegetable garden. The accommodation with oil fired central heating, PV solar panels and air source heat pump comprises entrance hall, open plan sitting and dining room, the sitting room having a wood burning stove. To the rear is bespoke kitchen and rear hallway/office space with side entrance to the carport and entrance to the main workshop.

ACCOMMODATION

TILED OAK PORCH
Double entrance doors to:

ENTRANCE HALL
Door to:

SITTING ROOM
Fireplace with wood burning stove with wrought iron fold away fire guards. Window over looking the pond. Opening to:

DINING ROOM
Windows to front and side elevations. Staircase rising to the first floor.

BATH/SHOWER ROOM
Divided into DRESSING AREA, with shower and separate W.C. BATHROOM with panel bath, hand basin and airing cupboard.

KITCHEN
Craftsman built kitchen with storage and work surfaces. Window to side elevation.

REAR LOBBY/OFFICE SPACE
Side entrance door. Access to main workshop

FIRST FLOOR
Enclosed staircase rising to attic space. Floored lit & heated.

BEDROOM
Double glazed windows to front and side with far reaching countryside views. Recessed W.C.

BEDROOM
Double glazed windows to front and side with far reaching countryside views.

BEDROOM
Double glazed windows to side and rear with far reaching countryside views.

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TENURE
Freehold

OUTGOINGS
Council Tax Band currently C

SERVICES
Mains electricity, (plus three phase), PV solar panels and separate solar water heating. Oil fired central heating for the workshop. Air source heating pump central heating for the house. Mains water, private septic tank drainage system.

VIEWING ARRANGEMENT
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20499/RDB.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

AML CHECKS

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant









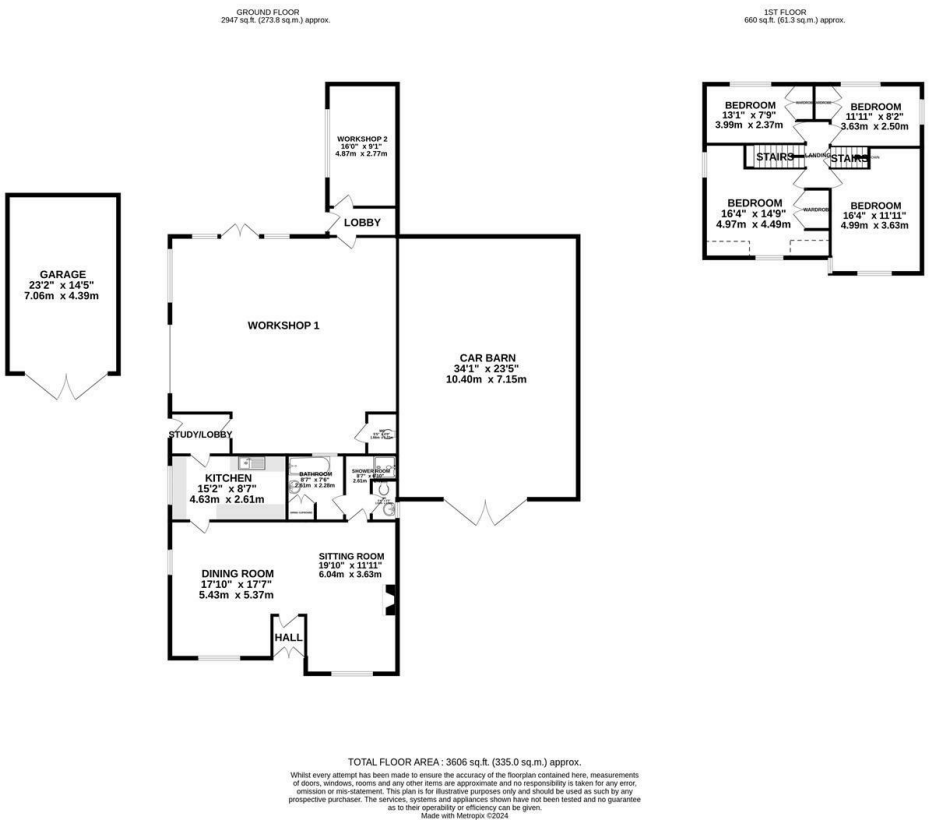


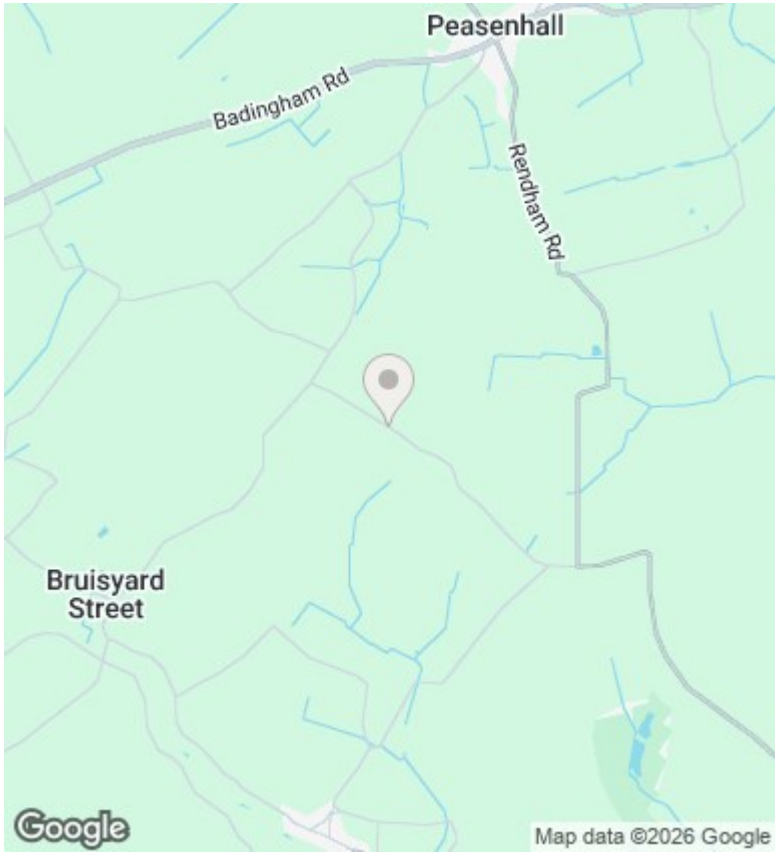










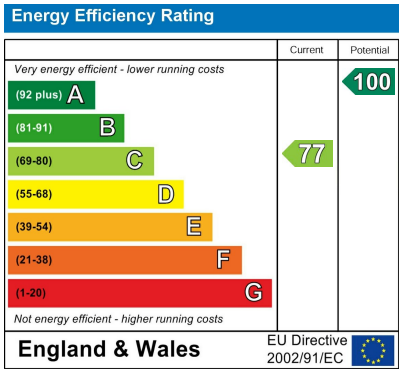


Conveyancing, Surveys & Financial Services

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

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

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