

JENNIE JONES

EST. 1993

ESTATE AGENTS



JACINTO

Westleton | Suffolk

£850,000





JACINTO, DUNWICH ROAD, WESTLETON, SAXMUNDHAM, IP17 3AU

**A SUBSTANTIAL DETACHED FAMILY HOME SET WITHIN GROUNDS
APPROACHING 1.5 ACRES, OFFERING EXCEPTIONAL SPACE, PRIVACY
AND EXCITING POTENTIAL ON THE EDGE OF WESTLETON.**

- Entrance Hall • Sitting Room • Dining Room • Utility Room • Wet Room •
- Kitchen • Conservatory • Pricipal Bedroom with Ensuite •
 - Three Further Bedrooms • Family Bathroom •
- Garage and Carport • Driveway • Approx 1.5 Acres •

RSPB Minsmere – 2.5 miles / Dunwich Beach – 3 miles / Aldeburgh – 8 miles / Southwold - 10 Miles





The Property

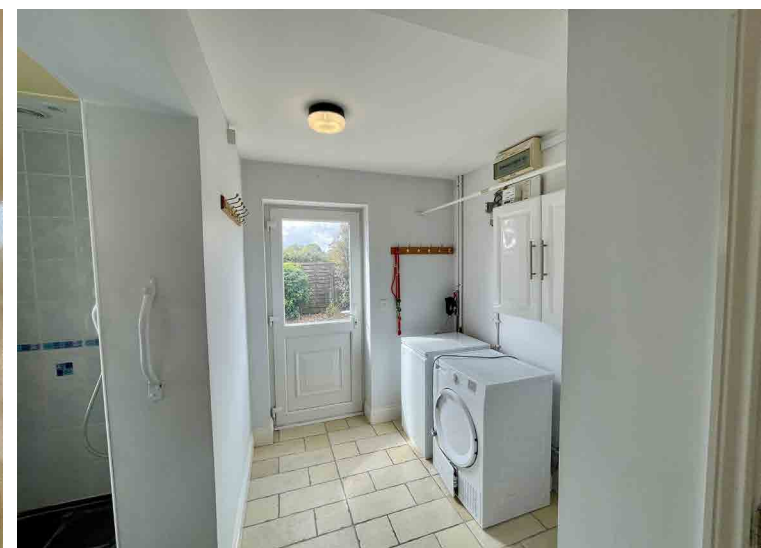
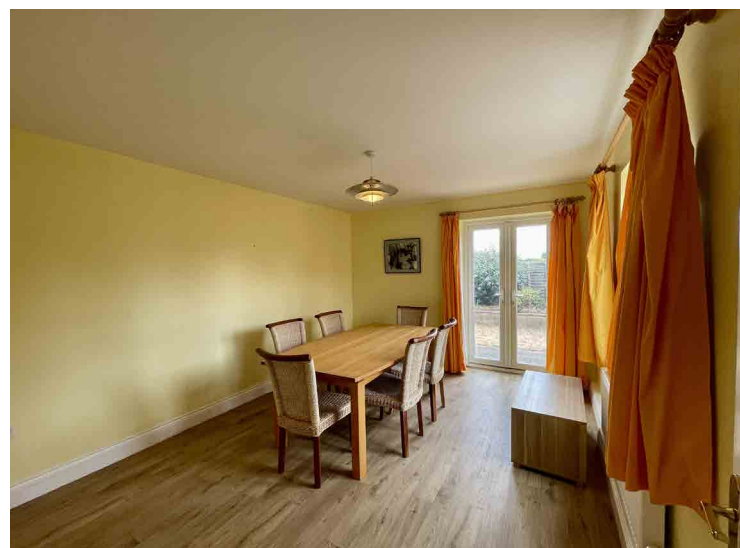
Occupying an exceptional position within the ever popular village of Westleton, Jacinto is an impressive detached family home set within grounds approaching 1.5 acres. Built around twenty years ago, the property combines the space and practicality expected of a modern home with a wonderfully rural setting, offering nearly 2,000 square feet of thoughtfully arranged accommodation, generous gardens and excellent garaging. Opportunities to acquire a home of this size, age and setting are becoming increasingly rare.

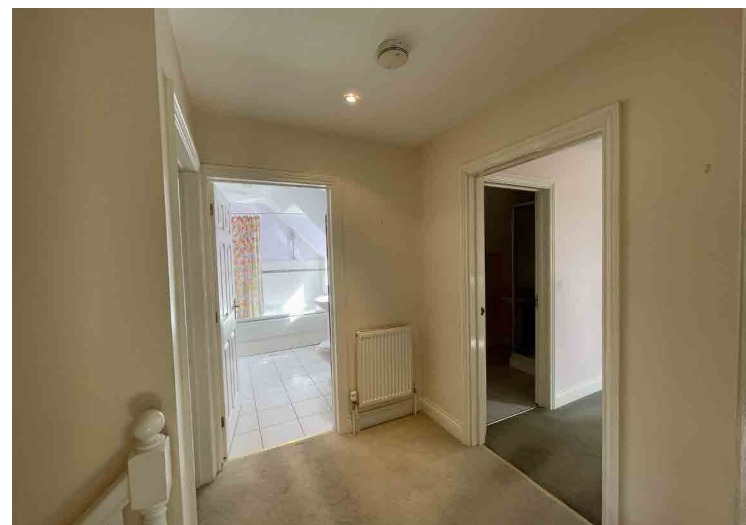
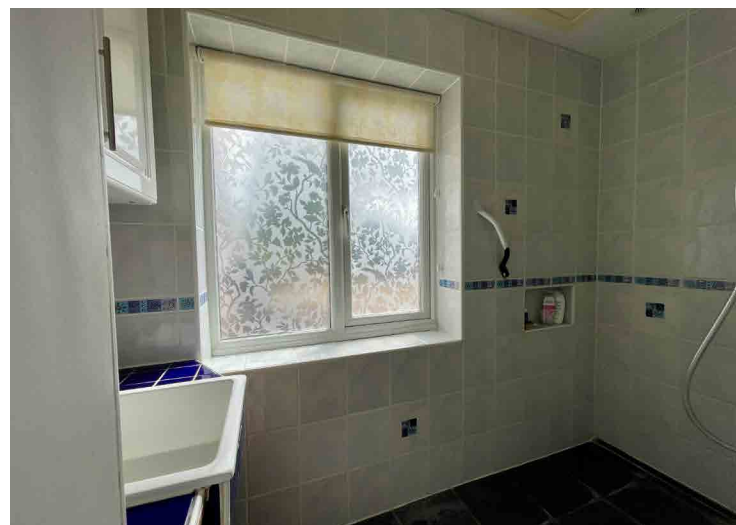
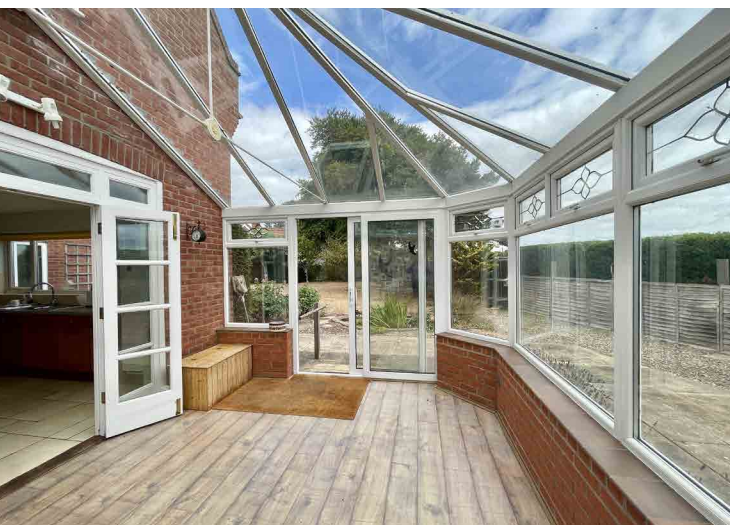
The property is entered via an impressive vaulted entrance hall, where a striking circular porthole window floods the space with natural light and creates a memorable first impression. A range of built in storage cupboards provides excellent everyday practicality, ensuring coats, shoes and household essentials are neatly tucked away.

The triple aspect sitting room is a wonderfully proportioned reception space, centred around a feature fireplace with French doors opening onto the rear garden. A separate dining room offers an ideal setting for more formal entertaining, whilst the generous kitchen/breakfast room is perfectly suited to modern family life, providing extensive workspace, ample storage and room for a substantial dining table. Beyond, the conservatory enjoys attractive views across the gardens and provides a peaceful place to relax throughout the changing seasons. A useful utility room, wet room and cloakroom complete the ground floor accommodation.

To the first floor are four well proportioned bedrooms, including an impressive principal bedroom with en-suite shower room. The remaining bedrooms are served by a spacious family bathroom, offering flexible accommodation for growing families, visiting guests or those working from home.

Having been cherished by its previous owners, the property now offers an exciting opportunity to introduce your own style over time. The generous room proportions, practical layout and abundance of natural light provide superb foundations for sympathetic updating, creating an exceptional home.





Outside

The property is approached via a gravel driveway providing extensive parking together with a detached double garage and adjoining open fronted carport.

The grounds extend to approximately 1.5 acres, with formal gardens surrounding the house before opening into a substantial paddock beyond. Whether your passion is gardening, outdoor entertaining, keeping animals (subject to any necessary consents), or simply enjoying the peace and privacy of a generous country plot, Jacinto offers a wonderful lifestyle opportunity.

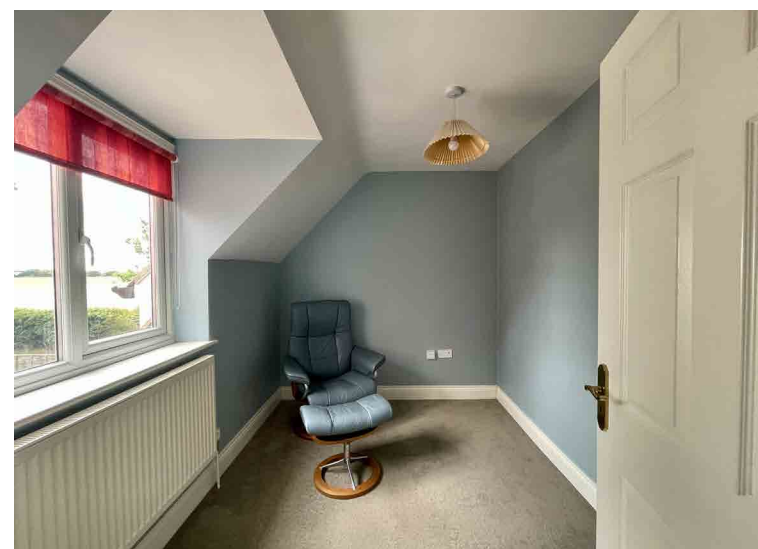
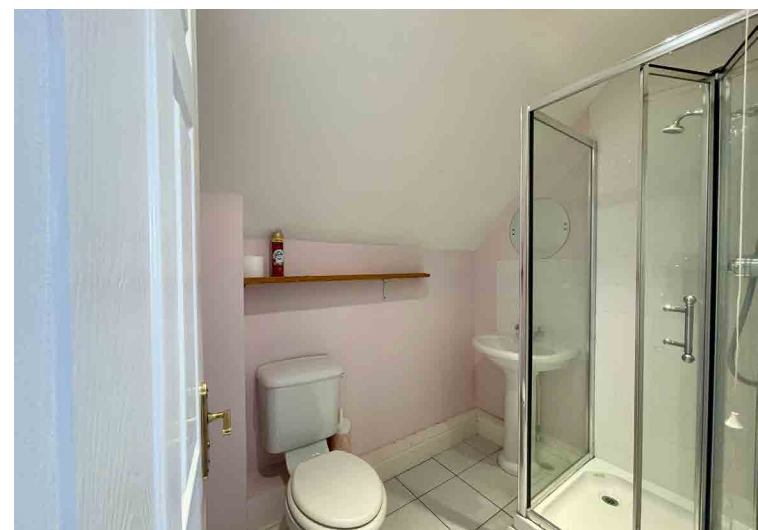
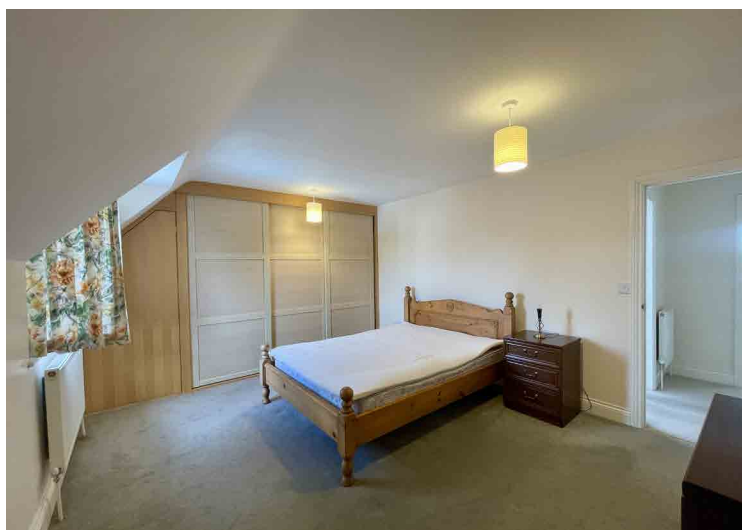
Offered for sale with no onward chain, this is a rare chance to acquire a substantial modern family home with outstanding potential in one of East Suffolk's most sought-after villages.

Location

Westleton is widely regarded as one of Suffolk's most desirable villages, perfectly positioned within the Suffolk Coast & Heaths National Landscape. The attractive village green, highly regarded public house, village store, church and active community create a wonderful village atmosphere, whilst the nearby coastal destinations of Dunwich, Walberswick, Southwold and Aldeburgh are all within easy reach.

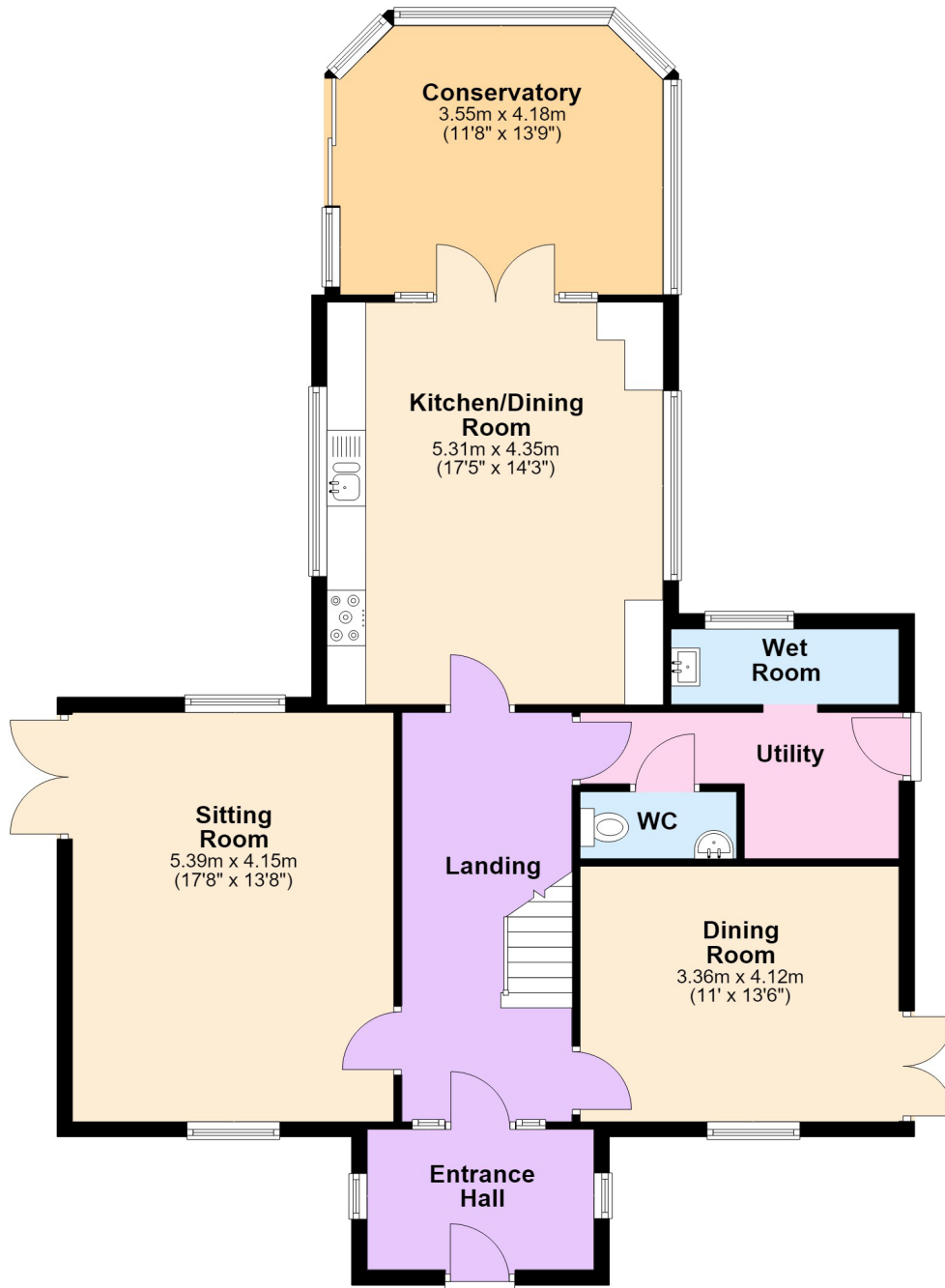
Nature lovers are particularly well served, with the internationally renowned RSPB Minsmere Nature Reserve just a short drive away, together with countless walks through heathland, woodland and along the Heritage Coast.

The nearby market town of Saxmundham provides supermarkets, independent shops, cafés, medical facilities and a railway station offering regular services to Ipswich and onward connections to London Liverpool Street.



Ground Floor

Approx. 105.0 sq. metres (1129.7 sq. feet)



First Floor

Approx. 80.6 sq. metres (867.7 sq. feet)



Total area: approx. 185.6 sq. metres (1997.4 sq. feet)

Services
Oil fired central heating via radiators. Mains water and electricity. Private drainage.

Local Authority
East Suffolk Council

Council Tax
Band F

EPC
D



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