

JENNIE JONES

EST. 1992

ESTATE AGENTS



# CHURCH WALK

Laxfield | Suffolk

£465,000

## VILLA STABLES, CHURCH WALK, LAXFIELD. IP13 8DL

Framlingham - 6 miles

Halesworth - 7 miles

Saxmundham (rail links to London Liverpool Street) - 11 miles

Southwold - 15 miles

### Main House

- Sitting Room ● Kitchen ● Dining Room ●
- Bathroom ● Two Bedrooms ●

### Annexe

- Kitchen ● Sitting Room / Bedroom ●
- Walled Gardens ● Parking ●

### The Property

A beautifully converted former stable block offering characterful, versatile single-storey accommodation arranged across two separate buildings, perfectly suited for multi generational living, guests, or holiday letting potential.

The main house blends period charm with modern comfort, featuring exposed studwork, quarry tiled floors, ledge and brace doors and original stable details throughout. A light and spacious kitchen/dining room forms the heart of the home and flows through to the sitting room with French doors opening onto a private walled courtyard garden. Two generous double bedrooms and a family bathroom complete the accommodation.

The separate annexe provides excellent flexibility, with its own stable door entrance, kitchen area, sitting/bedroom space and shower room - ideal as guest accommodation, home office or income opportunity.

Outside, three enclosed courtyard gardens offer private, low-maintenance outdoor space with established planting, alongside off-road parking and delightful views towards the village church.

A rare and charming Suffolk home with genuine versatility..

## A charming converted stable block with annexe and courtyard gardens in one of Suffolk's prettiest villages.



## Location

Villa Stables is situated in the heart of the ever-popular village of Laxfield, widely regarded as one of Suffolk's most picturesque and community-minded villages.

Centred around a historic church and charming village green, Laxfield offers an excellent range of everyday amenities including a well stocked village shop, primary school, village hall and two traditional pubs – notably The King's Head, one of Suffolk's oldest inns. The village is known for its strong sense of community, regular events and wonderful surrounding countryside walks straight from the doorstep.

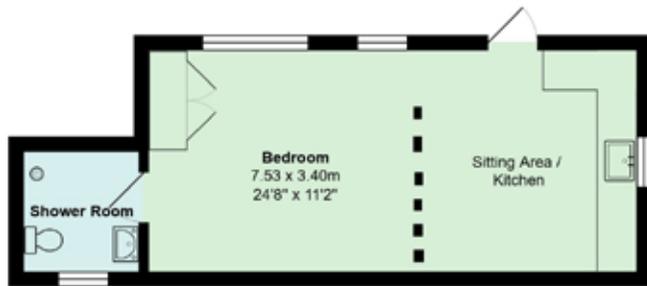
The Heritage Coast, Southwold and Aldeburgh are within easy reach, while the nearby market towns of Framlingham and Halesworth provide further independent shops, cafés and schooling. For commuters, Saxmundham station offers direct rail links to London Liverpool Street.

A perfect blend of rural tranquillity and practical convenience.





**Villa Stables**  
Area: 65.6 m<sup>2</sup> ... 706 ft<sup>2</sup>



**Villa Stables Annexe**  
Area: 29.3 m<sup>2</sup> ... 315 ft<sup>2</sup>

**Total Area: 94.8 m<sup>2</sup> ... 1021 ft<sup>2</sup>**

All measurements are approximate and for display purposes only



### Services

Mains electricity, water and drainage  
Oil Heating

### Local Authority and Council Tax Band

East Suffolk Council - Council Tax Band D

**EPC Rating:** House D & Annexe D

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