

JENNIE JONES

EST. 1993

ESTATE AGENTS



SHAURYON

Yoxford | Suffolk

£400,000

SHAURYON, HIGH STREET, YOXFORD, IP17 3EU

Saxmundham & railway station – approx. 4 miles

Leiston – approx. 5 miles

Aldeburgh – approx. 10 miles

Southwold – approx. 11 miles

- Entrance Hall ● Kitchen/Dining Room ● Shower Room ●
- Sitting Room ● Three Bedrooms ●
- Large Garden ● Driveway and Parking ●

The Property

Occupying a generous and wonderfully private plot in the heart of the highly regarded village of Yoxford, Shauryon is an attractive detached bungalow offering well-proportioned accommodation, three bedrooms and an exceptionally large garden.

The property has been thoughtfully arranged to provide comfortable single storey living, making it equally appealing to those looking for a permanent home, a peaceful Suffolk retreat or somewhere with scope to make their own.

A welcoming entrance hall provides access to the principal rooms, with the spacious sitting room forming a particularly comfortable reception space. The kitchen/dining room offers plenty of room for everyday meals and entertaining, with a practical layout and direct access to the outside. A shower room and separate cloak-room complete the accommodation.

There are three bedrooms, including an excellent principal bedroom, together with two further well proportioned rooms which could also provide useful accommodation for guests, hobbies or home working.

Outside

The gardens are undoubtedly one of Shauryon's most impressive features, with the grounds believed to extend to around two acres

A SPACIOUS DETACHED BUNGALOW OCCUPYING AN EXCEPTIONALLY GENEROUS AND PRIVATE PLOT IN THE HEART OF SOUGHT-AFTER YOXFORD



and providing an exceptional amount of space for a home of this type.

Predominantly laid to lawn and bordered by established trees, mature planting and natural greenery, the grounds create a wonderfully private and peaceful setting. The scale of the plot is immediately apparent from the aerial view, with extensive open areas surrounding the property and offering an unusually high degree of space and flexibility.

Whether used for gardening, outdoor entertaining, children and pets, or simply enjoying the peace and freedom of a substantial country garden, the grounds provide a rare opportunity to enjoy approximately two acres of private outdoor space in the heart of Yoxford.

The Location

Yoxford is a highly regarded Suffolk village, conveniently positioned for the Heritage Coast and surrounding countryside. The village offers a range of everyday amenities together with a primary school, public house and excellent access to the A12.

Nearby Darsham provides a railway station with services towards Ipswich and London Liverpool Street, whilst Saxmundham, Southwold, Aldeburgh and RSPB Minsmere are all within easy reach.

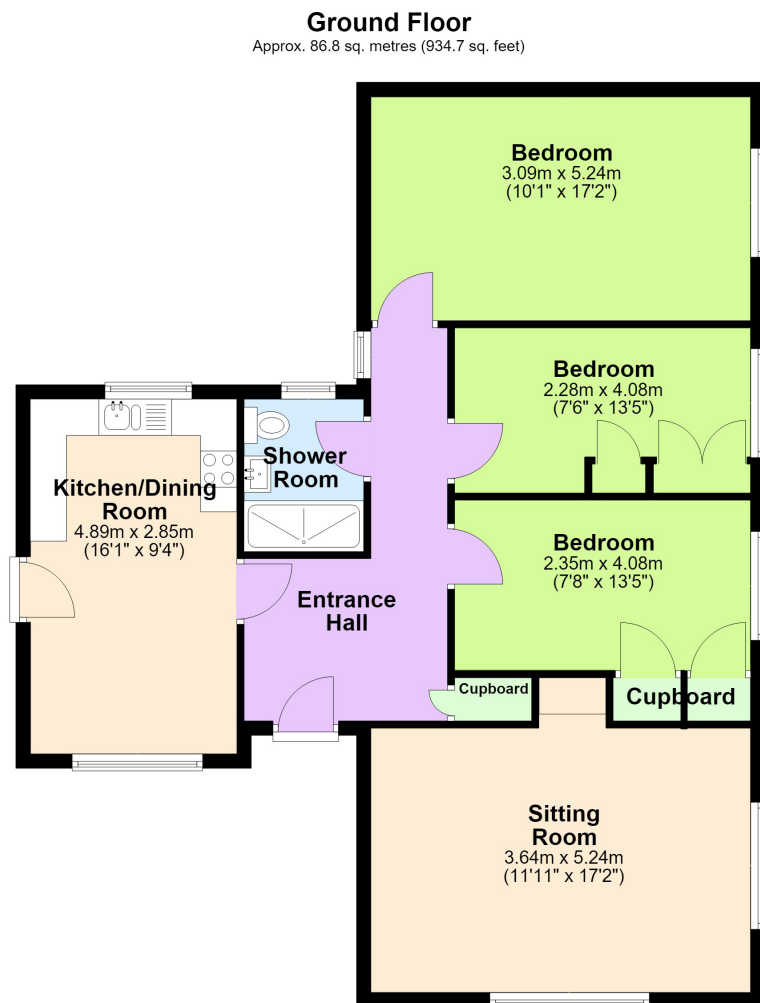


Services - Believed to be Mains Electric, Gas and Drainage

Local Authority and Council Tax - East Suffolk Council, Tax Band C

EPC Rating - E





Total area: approx. 86.8 sq. metres (934.7 sq. feet)



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