

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



Hill View Cottage, Carrs Hill, Badingham, Suffolk. IP13 8NE

GUIDE PRICE

£379,000

## Hill View Cottage, Carrs Hill, Badingham, Woodbridge, Suffolk. IP13 8NE

An enchanting 19th century semi detached cottage which has been extended and sympathetically modernised to create a most attractive and versatile country home. The cottage which is located in a prominent position on the edge of the village of Badingham, lies with a short walk of the popular village pub and is ideally placed for access to the Suffolk Heritage Coast and the market towns of Framlingham and Saxmundham. The cottage is set in a beautiful garden which undulates towards a beautiful pasture at the end of the garden. The garden benefits from a pretty summer house and a decked seating area which provides an excellent secluded space for out door entertaining. The garden is framed on side by light woodland which enhances the privacy of the property. The garden is extremely well stocked with established shrubs and herbaceous plants with seating areas secreted between the borders which take advantage of sun and shade. The driveway to the side of the cottage provides ample off street parking and there may be potential to extend the driveway for extra vehicles if required. The accommodation is beautifully presented and benefits from oil-fired central heating and double glazing. There is a splendid open fireplace in the large sitting room which has polished wood flooring that extends into the pretty dining room. The dining room opens out to the garden via a pair of French windows. The kitchen/breakfast room is well-appointed and fitted with hardwood work tops and an excellent range of cabinets and drawers together with an integrated electric hob and double oven. There is a useful downstairs cloakroom and a rear lobby which affords a delightful view of the garden. The first floor bedrooms are served by a family bathroom and an en-suite shower room to the main bedroom.

### **SUMMARY OF ACCOMMODATION**

Entrance Hall; Cloakroom; Sitting Room 6.75m x 4.27m; Dining Room 3.56m x 3.47;  
Garden Room 1.69m x 1.65m; Kitchen/Breakfast Room 4.41m x 3.17m; Landing;  
Bedroom One 3.62m x 3.12m; En-suite Shower Room; Bedroom Two 3.17m x 2.96m;  
Bedroom Three 3.00m x 2.37m; Bedroom Four 2.82m x 1.37m; Bathroom.

This part of Suffolk is a haven for artists, writers and musicians. The pretty village of Badingham is located just off the A1120 which provides access to the ancient market town of Framlingham and the many attractions of the Suffolk Heritage Coast. There is a popular village public house: The White Horse. Framlingham, which is famous for its ancient castle, has excellent local shops and restaurants with good schools in both the state and private sectors. There are golf courses at Halesworth, Aldeburgh and Thorpeness and sailing clubs on the River Alde. The world class Snape Maltings Concert Hall is just a few minutes drive away and is home to the Aldeburgh Festival. Other attractions in the area include RSPB Minsmere (which has played host to the BBC Spring Watch programme), The nearest railway station is at Saxmundham with connecting services to London, Cambridge and Norwich. Saxmundham has Tesco and Waitrose supermarkets and a small weekly market

**VIEWING** By appointment with Jennie Jones Estate Agents 01728 605511  
saxmundham@jennie-jones.com  
www.jennie-jones.com

**LOCAL AUTHORITY** Suffolk Coastal District Council,  
East Suffolk House, Station Road,  
Melton, Woodbridge, Suffolk IP12 1RT  
Tel: 01394 383789

**SERVICES** Mains water, drainage and electricity.

**EPC** E

Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc., have not been checked by this office

### Distance

London 104 miles  
Ipswich 24 miles  
Aldeburgh 16 miles  
Saxmundham 7.4 miles

### Schools

Dennington Primary School  
Laxfield Road, Dennington,  
Woodbridge. IP13 8AE

Thomas Mills High School  
Saxtead Road Framlingham. IP13 9HE  
Telephone 01728 723493

### Railway Station

Station Approach Saxmundham

### Doctor's surgery

Framlingham Medical Practice,  
Framlingham Surgery, Pemroke Road,  
Framlingham, IP13 9HA  
Telephone 01728 723627

### Supermarkets

Tesco Saxmundham  
Waitrose Saxmundham  
Solar Framlingham



Total area: approx. 114.6 sq. metres (1233.3 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.











SOUTHWOLD  
T: 01502722065  
E: southwold@jennie-jones.com

SAXMUNDHAM  
T: 01728 605511  
E: saxmundham@jennie-jones.com

[www.jennie-jones.com](http://www.jennie-jones.com)