

SOUTHWOLD  
&  
SAXMUNDHAM

EST. **J** 1993

**JENNIE JONES**

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



Chagford, Church Road, Snape, Saxmundham, Suffolk, IP17 1QG

**GUIDE PRICE**

**£795,000**

## Chagford, Church Road, Snape, Saxmundham, Suffolk. IP17 1QG

**A unique and very special property** which is set in a secret location on the edge of Snape within convenient reach of the village amenities and Snape Maltings. The house, which dates from the inter-war period, has the feel of a colonial bungalow with its deep windows, high ceilings and lean-to lemonry which is an ideal garden room for container plants. The property occupies a large and secluded plot which the owners believe extends over two acres (subject to survey and measurement). The grounds incorporate a former 19th century clay pit, which in the early 20th century was landscaped to create a lawn tennis court. The pavilion for the tennis court remains as a delightful garden retreat and could be used as an office or a studio. The old tennis court has been allowed to revert to nature and forms part of the wonderful wooded area of the property which has been planted with native species deciduous trees to provide a wonderful wild life habitat. Pathways lead through the wooded areas up to more formal parts of the garden where there are lawns and shrubberies. There is a south facing terrace and a pretty summer house, well stocked flower beds and, at the front, a driveway that encircles the pretty wildlife pond and its grassed banks. The driveway leads to a double garage and a pathway gives access to the sheltered courtyard, front door and wood store. The double garage adjoins a store room and a larger utility space where the owners keep a large chest freezer. There are other useful outbuildings on the property that provide good storage. The house, which has been extended during its lifetime, offers a versatile range of accommodation which includes two reception rooms (each with a working fireplace), a wonderful farmhouse kitchen with contemporary kitchen cabinets and an AGA; and three generously proportioned double bedrooms, two of which have en-suite bathrooms. The third bedroom, usefully, is adjacent to the family bathroom. In recent years, part of the attic has been converted to create a new fourth bedroom. This is an enticing space which has a west facing glazed door that opens out to a balcony with commanding views of the grounds and the beautiful open Suffolk countryside beyond. The main hall has floor to ceiling bookshelves and the sitting room, which faces east and south, also has extensive bookcases. The living room, at the back of the house faces south and west and opens directly, via patio doors, to the sun terrace. The fireplace in this room has a wood burning stove. There are polished wooden floors that extend throughout the hall ways and reception rooms and excellent storage throughout the house which is centrally heated by oil fired radiators and also benefits from solar PV roof panels. Great potential exists to develop the house further but we believe that it is the unique setting and garden which will appeal most to buyers who are interested in wildlife and conservation.

Chagford is approached from the main road by a long single unmade track, over which the property enjoys a right of way. The track leads to a five bar gate that opens to the private shingle circular driveway. For those interested in local history, the unusual proximity of the second parallel track is thought to originate with a one way horse and cart system that dates back to the operational days of the clay pit. Hidden deep in the garden, is a bunker from the second world war. Close to the bunker there is a shed containing a bore holes which supplies the garden with water that is pumped up to a tap outside the main house.

**This part of Suffolk is a haven for naturalists, artists and musicians.** Snape has excellent local pubs and restaurants, a primary school, garage/shop. The world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival, is a popular attraction and there are wonderful estuary walks along the Sailors Path, Iken Cliff and woodland walks at nearby Tunstall Forest. The attractions of Orford and Aldeburgh lie within convenient reach by car and there are nature reserves nearby including Snape Marshes, RSPB Minsmere and Dunwich Heath. The nearby market town of Saxmundham has a railway station which provides connecting services to London Liverpool Street. Saxmundham has a Wednesday market, an excellent range of local shops with galleries and restaurants and a Waitrose and Tesco supermarket.

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

## 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

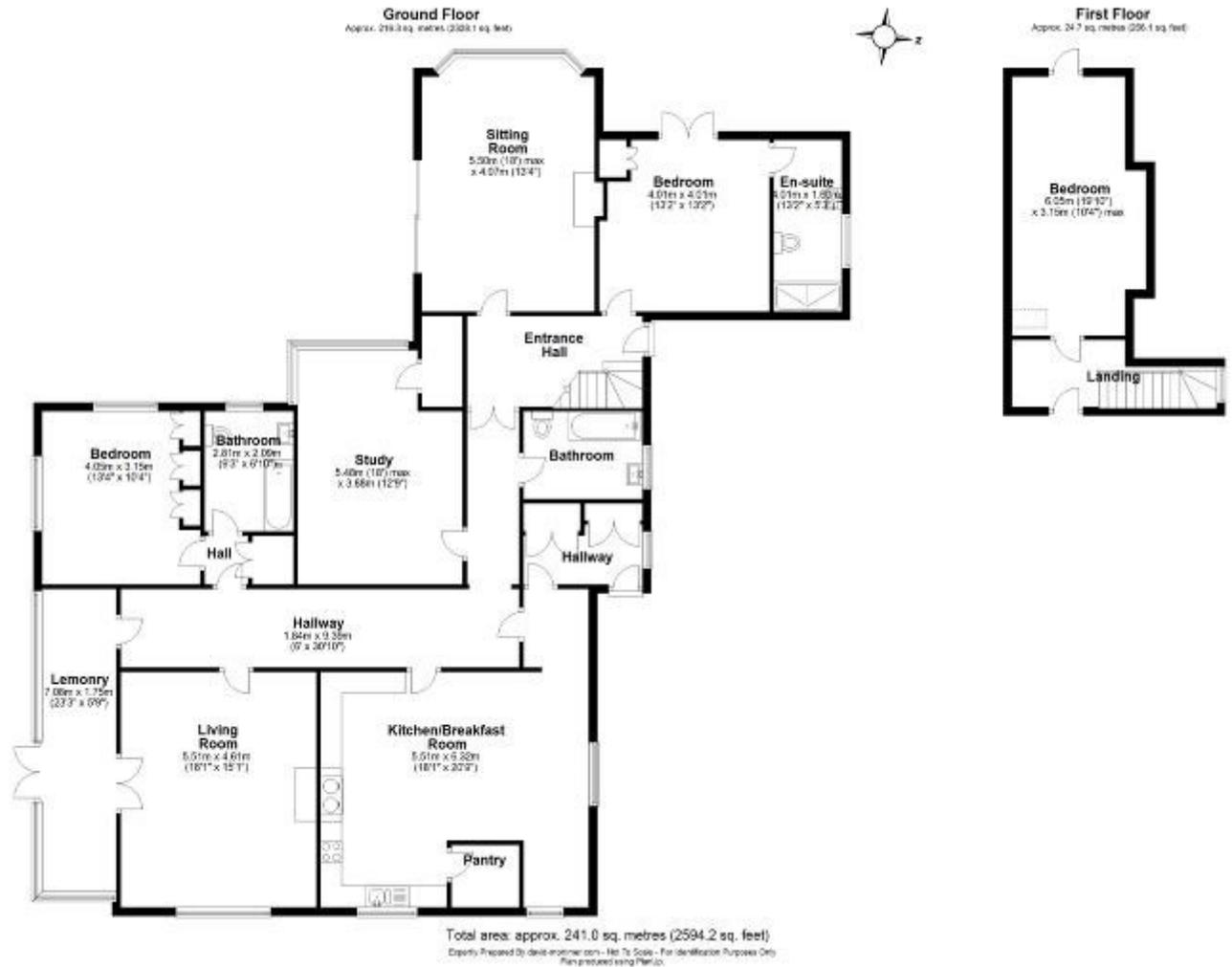
## SERVICES

Mains water and electricity. Private drainage system

EPC = D

## SUMMARY OF THE ACCOMMODATION

Entrance Hall; Hallway; Living Room 5.25m x 4.52m;  
Farmhouse Kitchen 6.35m x 5.47m;  
Lean-to Lemonry 7.08m x 1.75m;  
Sitting Room 6.16m x 4.01m;  
Bedroom One 4.07m x 4.01m;  
En-suite Shower Room 3.81m x 1.59m;  
Bedroom Two 3.75m x 3.94m;  
En-suite Bathroom 3.00m x 2.11m;  
Bedroom Three (presently a study) 5.46m x 3.89;  
Family Bathroom 2.80m x 2.11m;  
First Floor Landing;  
Bedroom Four 5.91m x 3.18m (max).  
Balcony; Outside Utility 3.07m x 3.06m;  
Pavilion 5.38m x 2.92m

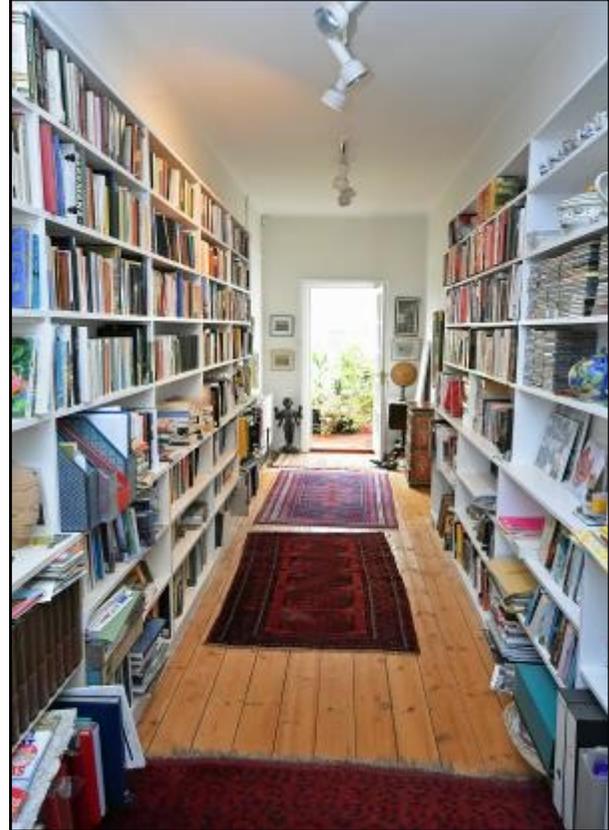












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