

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



The Chestnuts, Church Street, Saxmundham, Suffolk. IP17 1ER

Offers in excess of £750,000

The Chestnuts, Church Street, Saxmundham, Suffolk. IP17 1ER

A very spacious detached individual bungalow in a secret location close to the town centre of Saxmundham, abutting the grounds of Hurts Hall. The property, which occupies a generous sized plot benefits from a lovely mature garden which is south facing and benefits from a high degree of privacy and seclusion. The property is approached from a private lane which lies to the west of St. John's church. This unique situation places the bungalow within easy walking distance of the High Street, Waitrose and Tesco supermarkets and the railway station. The property, which dates from the 1970s and has been extended by a previous owner, has been the subject of a recent programme of modernisation. The accommodation is centrally heated by gas-fired radiators and has uPVC double glazed windows. It offers tremendous space and versatility (there having previously been provision for a self contained integral guest annexe). The spacious reception hall leads off to a very large double aspect sitting room (south and west). The sitting room has a fireplace and wood burner and opens to the rear garden via patio doors. There is a large separate dining room and this room opens to the spacious, south facing, farmhouse kitchen in which there is a gas-fired AGA. The kitchen has potential to be upgraded and offers a good range of base level cabinets. The large utility room, in which there is a boiler cupboard housing the gas boiler, has a back door to the driveway. The farmhouse kitchen also opens to a snug. This room, which also faces south, has a wide archway through to the office. These spaces are used separately at present but could be incorporated into one large living room. There is a second study area located off the inner hall which leads to the four large bedrooms. Bedroom one is notable for its size. It opens out to the garden via patio doors and is adjacent to bedroom four which has been fitted with high quality wardrobes and is used as a dressing room. A Jack and Jill arrangement allows access to the luxuriously appointed shower room that is en-suite to the guest bedroom. The two further bedrooms (both double rooms) are served by a very smart family bathroom. The property has a large driveway which offers parking for several cars and space for boat trailers, caravans etc. The double garage has electrically operated doors and a personal door to the garden. The garden is laid to lawn with mature trees and shrubs. There is a paved sun terrace and well stocked flower beds. There is a useful garden shed and space to erect a summer house or garden studio.

In the last three years the owners have overhauled the central heating system (a new boiler was installed in 2018 with a ten year guarantee and a pressurised hot water system was installed. There is a new water softener; dual source heated towel rails and electric under floor heating in the new bathrooms. The roof has also been overhauled, re-lined and insulated. A Quooker boiling tap has been installed in the kitchen.

Saxmundham is a very well-served market town which lies approximately seven miles from the Suffolk Heritage Coast. The town has a railway station and Waitrose and Tesco supermarkets. The vibrant High Street has good local shops and the town also has a Wednesday market. There is a Primary School and a High School (a free school run by the Seckford Foundation). Among the many attractions in the local area are the seaside towns of Aldeburgh and Southwold, nature reserves at Minsmere, North Warren and Havergate Island and Snape Maltings: home to the Aldeburgh Festival. There are golf courses at Thorpeness and Aldeburgh and sailing on the rivers Deben, Alde/Ore and Orwell.

VIEWING

By appointment with Jennie Jones
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LOCAL AUTHORITY

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

SERVICES

Mains water, electricity and gas.
Drainage is to a private system.

EPC -

TBA

TENURE

Freehold

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	106 miles
	Ipswich	21 miles
	Aldeburgh	7 miles
Schools	Saxmundham Primary School Brook Farm Road. IP17 1XQ Telephone: 01728 602205	
	Saxmundham High School Seaman Avenue. IP17 1DZ Telephone 01728 633910	
Railway Station	Station Approach Saxmundham	
Doctor's surgery	Lambale Meadow Saxmundham IP17 1DY Telephone 01728 602022	
Supermarkets	Tesco Saxmundham Waitrose Saxmundham	
Sports centre	Leiston Leisure Centre (pool) Red House Lane. IP16 4LS	
Broadband	Full fibre installed (Speed:137 Mbps)	
Council Tax	Band E	



Total area: approx. 253.0 sq. metres (2723.1 sq. feet)
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