

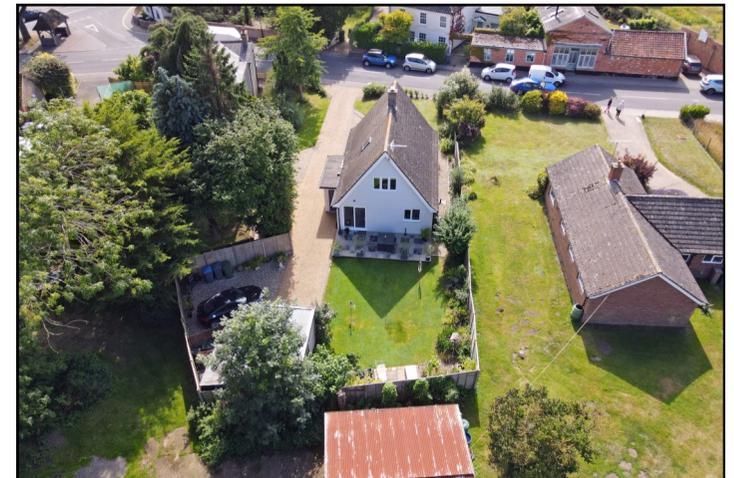
SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
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ESTATE AGENTS



Chandos, High Street, Yoxford, Suffolk. IP17 3EU

GUIDE PRICE

£415,000

A stunning detached chalet-style house with a pretty garden at the heart of Yoxford. Chandos is located at the very centre of the pretty and well-served Suffolk village of Yoxford within walking distance of the excellent village amenities and within convenient reach of the A12 and the railway station at Darsham. The house, which was built in the 1960s has been the subject of an extensive programme of renovation in the past two years. The living spaces have been re-imagined to create a contemporary home that benefits from a large sitting room with a fireplace and woodburning stove; a fabulous open plan kitchen/living room/dining room, which opens onto the landscaped rear garden; a utility room and a down stairs cloakroom; plus two double bedrooms which are served by a beautifully appointed bathroom. The sunny gardens (front and rear) are a notable feature of the property. The rear garden benefits from a high degree of privacy and seclusion and there is a small garage at the back which serves as a useful store, but which could be converted or developed to create a home office or studio. The driveway at the front provides excellent off street parking. However this property has a second, secret, vehicular access at the back via an unmade private shared lane and double timber gates. The house is double glazed and benefits from gas-fired central heating. It is beautifully decorated throughout and features lovely wooden floors downstairs. This unique property deserves an early internal inspection.

Chandos is situated for easy access to both the forest and heathland of the Heritage Coast and the charming rural towns and villages of inland Suffolk. Yoxford is convenient for the A12 and Darsham railway station. The pretty village has a general store, primary school, surgery, garage, antique shops and more. Yoxford boasts a hotel, a fine restaurant, a café and two pubs, and the area is known for its specialist food producers, farmers' markets and food festivals. Golf courses and sailing can be found nearby and at Southwold and Aldeburgh, and the nearby Snape Maltings complex is home to the internationally renowned Aldeburgh Music Festival. There are ancient castles to explore at Framlingham and Orford and many remarkable churches including Blythburgh's 'Cathedral of the Marshes'. The RSPB's flagship reserve of Minsmere is within easy reach, and there are other wonderful nature reserves at North Warren, Havergate Island and Shingle Street.

SUMMARY OF THE ACCOMMODATION

Entrance Porch; Reception hall; Cloakroom; Sitting Room 6.20m x ; Kitchen/dining room/living room 6.20m x 3.99m (max); Utility Room 2.26m x 1.70m; First Floor Landing; Bedroom One 3.90m x 3.63m; Bedroom Two 3.98m x 3.63m; Bathroom.

SOUTHWOLD

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LOCAL AUTHORITY

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

SERVICES

Mains gas, electricity, drainage and water .

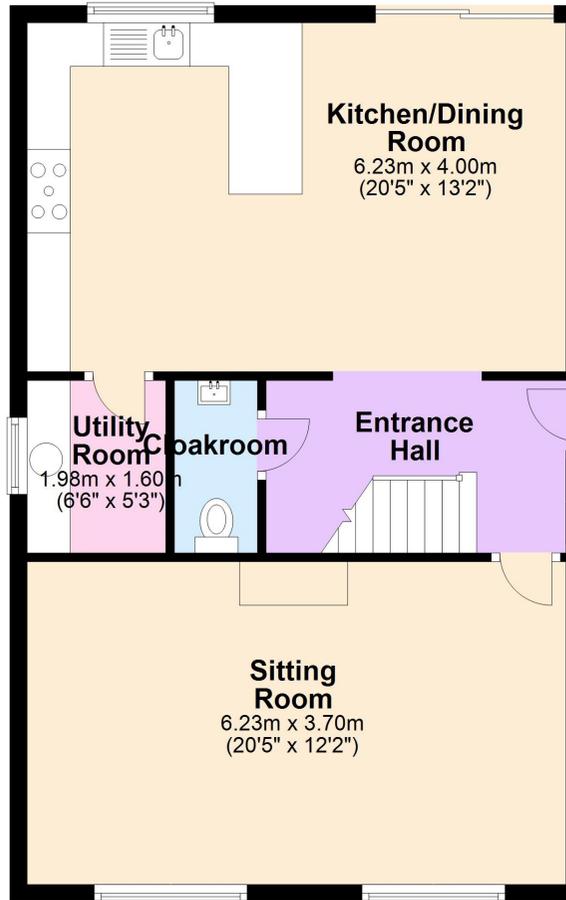
VIEWING

By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

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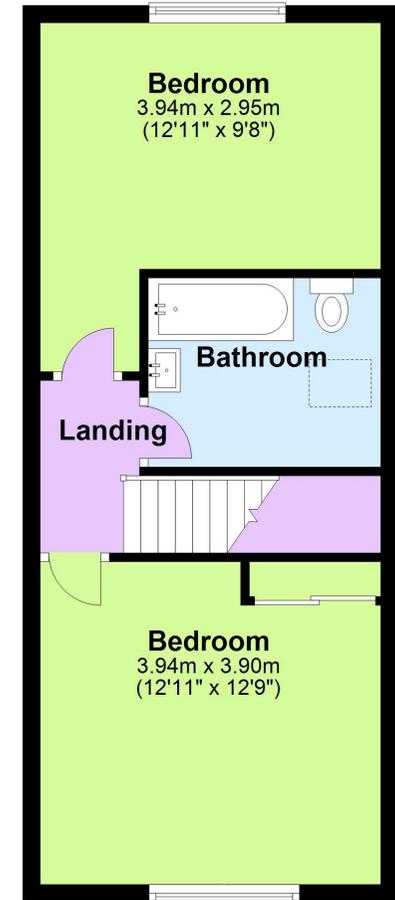
Ground Floor

Approx. 61.6 sq. metres (663.2 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



Total area: approx. 100.6 sq. metres (1082.4 sq. feet)

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

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









