

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

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ESTATE AGENTS



High Haven, Chapel Lane, Charsfield, Woodbridge Suffolk. IP13 7PX

GUIDE PRICE £685,000

A fabulous individual split level detached house with commanding views over beautiful undulating Suffolk countryside. High Haven, which dates from the 1960s, occupies a large plot which is thought to extend to just over an acre (subject to survey and measurement). The gardens have been beautifully landscaped and are arranged in formal areas with Japanese themed planting; a tropical palm area and a Scottish inspired drying green. The lawns are fringed by established hedges and give way to an open meadow at the far end where there are tall mixed species hedges which provide a habitat for birds and other wildlife. The garden faces south and benefits from full sun and a high degree of privacy and seclusion. There is a large driveway at the front which provides access to the garage and car port and provides parking for several vehicles. There are a number of excellent outbuildings including a small timber observatory which has a sliding roof and an enchanting heated "Shepherd's Hut" which has a built in bunk. The house, which is arranged on two levels is oriented with the living space at the back, opening out onto a teak veranda which has steps down to the garden and a further flight of steps up to the raised deck that can also be accessed from the sitting room. The veranda, which has a sun awning, can be accessed from the main lobby and from the lantern-roofed conservatory, which is a delightful adjunct to Bedroom one. There are three further bedrooms and a beautifully appointed family bathroom. The south facing sitting room has a fireplace with a stunning Art Deco wood burning stove. The sitting room opens to the well-appointed open plan kitchen/dining room which is fitted with a comprehensive range of cabinets and an integrated dishwasher. There is a large utility room on the ground floor, which has good appliance space and a water softener. There is a useful cloakroom and a lobby that opens through to the studio. The lobby has double doors that are large enough to admit a vehicle. The Studio, which is presently used as a workshop, faces south with patio doors that slide open to the rear garden. This space could be adapted for many alternative creative uses. It could also be reimagined as an additional bedroom or living room. The lower living space as a whole could also been adapted for use as a self contained flat. The property benefits from oil fired central heating and uPVC double glazing. The house is beautifully presented throughout and deserves an early internal inspection.

High Haven 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. Charsfield, which has its own primary school and garage, is convenient for the A12 and Woodbridge railway station. The nearby village of Wickham Market, which also has a primary school, benefits from a supermarket; restaurants and local shops and a doctor's surgery and pharmacy. The ancient market town of Woodbridge, built on the banks of the River Deben, has excellent independent shops, galleries, a cinema and swimming pool, pubs and restaurants. The marinas at Woodbridge create a haven for sailors and there are a number of gold courses on the outskirts of the town which has excellent schools in both state and private sectors. The many attractions of the Suffolk Heritage Coast include RSPB Minsmere, the seaside towns of Aldeburgh and Southwold; Sutton Hoo and Snape Maltings Concert Hall. There are ancient castles to be explored at Orford and Framlingham. This part of Suffolk has become synonymous with writers, artists and musicians.

SUMMARY OF THE ACCOMMODATION

Lower Floor: Lobby 3.06m x 2.72m; Studio 6.30m x 4.88m (max); Utility Room 3.14m x 2.94m; Cloakroom;

Upper Floor: Reception Hall; Inner Hallway; Veranda 8.63m x 4.40m ; Bathroom; Bedroom One 4.60m x 3.47m; Conservatory 3.82m x 3.21m;

Bedroom Two 3.89m x 3.62m; Bedroom Three 3.08m x 2.84m; Bedroom Four 3.00m x 2.00m;

First Floor: Sitting Room/Dining Room 7.46m x 6.23m; Kitchen 3.16m x 2.82m; Raised Deck 3.05m x 2.92m.

Garage 5.38m x 3.67m

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

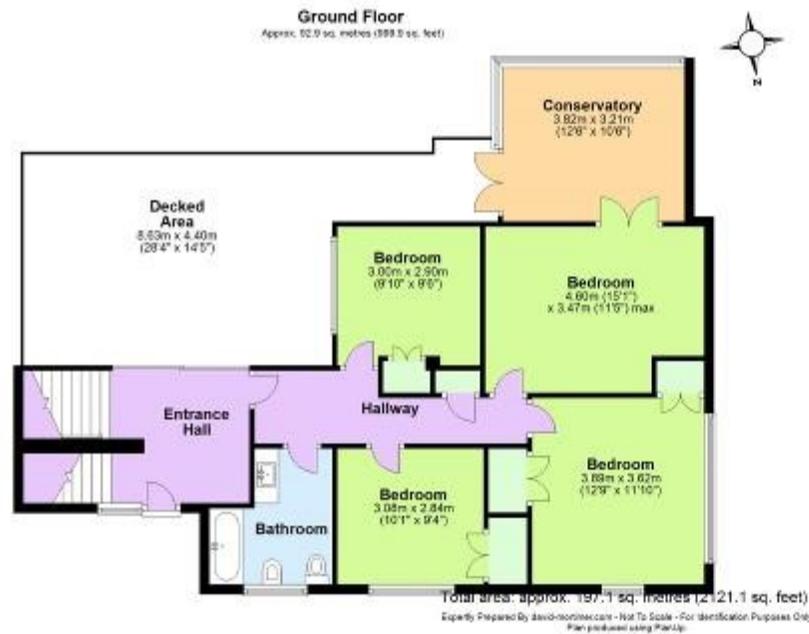
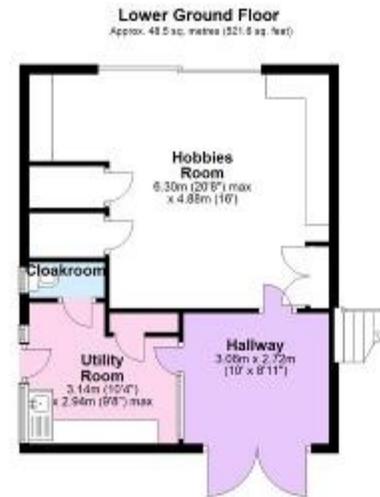
SERVICES

Electricity and water. Drainage to a private system

VIEWING

By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 605511.
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EPC RATING = F



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









