

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



Green Hedges, Peasenhall, Saxmundham, Suffolk, IP17 2HF

GUIDE PRICE

£595,000

Green Hedges, Hackney Road, Peasenhall,
Saxmundham, Suffolk. IP17 2HF

A detached bungalow set in a plot thought to extend to about 1.5 acres (subject to survey), which occupies an elevated and prominent position within walking distance of the excellent village amenities at Peasenhall. The property has a substantial detached workshop and garage in the grounds and plenty of space for vehicles. The bungalow which is presently configured with three large bedrooms (which are served by a family bathroom and an en-suite shower room to bedroom one); a spacious sitting room/dining room; a smart fitted kitchen and utility room also has an attached studio which has its own cloakroom. This space could be integrated into the main body of the bungalow to create additional reception or bedroom space. It could also be adapted to form a self contained annexe or used as an office or creative space. The detached workshop and garage, which is located at the start of the driveway (away from the bungalow) offers good vehicular access and extends to approx. 55 square metres. This building, which offers scope for multi-purpose usage and could form the basis for anyone wishing to operate a small business from home. The grounds of Green Hedges are laid extensively to lawn interspersed with beautiful mature trees. The garden is undulating and abuts lovely open countryside and there are wonderful views at the back from the conservatory. There is an attractive terrace at the front of the bungalow and a large patio at the back which is a sun trap and faces south. The bungalow

benefits from uPVC double glazing and oil-fired central heating. It has been the subject of an extensive programme of modernisation is beautifully presented throughout.

Peasenhall is a well served and pretty Suffolk village which is ideally located for access to the Suffolk Heritage Coast and the seaside towns of Aldeburgh and Southwold, as well as the ancient market town of Framlingham which is famous for its historic castle. The village has its own post office and shop, a butchers, delicatessen and tea rooms. The Sibton White Horse pub and restaurant lies within walking distance. There are nature reserves at Minsmere, Havergate Island and Shingle Street, golf courses at Aldeburgh, Halesworth and Hinton and sailing on the rivers Deben and Aldeburgh. The world famous Snape Maltings Concert Hall lies within convenient reach by car and is home to the internationally renowned Aldeburgh Festival.

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.

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

Ground Floor

Approx. 138.5 sq. metres (1491.1 sq. feet)



Garage & Workshop

Approx. 55.8 sq. metres (600.4 sq. feet)



Total area: approx. 194.3 sq. metres (2091.5 sq. feet)











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