

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

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SAXMUNDHAM

ESTATE AGENTS



Ashdene, Fox Lane, Darsham, Saxmundham, Suffolk. IP17 3QE

GUIDE PRICE

£575,000

An elegant individual four bedroom detached house situated at the heart of a pretty Suffolk village.

Ashdene is a much loved, non estate, family house which is located in a country lane just a minute's walk from Darsham's popular village pub: The Fox; and within convenient reach of Darsham Railway station and the village shop and petrol station. The property, which has a mature and manageable sized garden, backs onto farmland and enjoys a wonderful west view over open Suffolk countryside. Centrally heated by oil fired radiators and double glazed, the versatile accommodation is light, airy and deceptively spacious. There is an impressive reception hall which is large enough to accommodate a piano; a double aspect sitting room which has French windows that open out to the garden and an attractive fireplace; a separate dining room which opens into the conservatory; a fitted kitchen/breakfast room and a large utility room. The study is generously proportioned and is adjacent to the downstairs shower room, providing an alternative bedroom for guests unable to manage the stairs. On the first floor, the lovely large landing opens to the four double bedrooms. Bedrooms one and two have built in wardrobes and face west (overlooking open countryside). Bedroom one has a large en-suite bathroom room. The other bedrooms are served by the family bathroom. The house also incorporates an integral garage that extends to approximately 29 square metres. This space could also be adapted as additional accommodation or converted to an office or creative studio space. The driveway at the front affords good off street parking and the private and sunny garden extends to the south and west sides of the house, laid to lawn with established shrubs and flower borders. There is potential to update and enhance this much loved home and as properties of this nature become increasingly hard to find, we most strongly recommend an early appointment to view.

Darsham is situated on a branch line, just off the A12, close to areas of Outstanding Natural Beauty forming part of the Heritage Coastline, just four miles from Dunwich beach and the Minsmere RSPB reserve, golf courses and opportunities for sailing and boating. Darsham has its own railway station with regular connecting trains to London, Norwich and Cambridge. The village has a farm shop with its own butchery and tea rooms. There is a garage with its own excellent shop and The Fox - a very popular pub which serves good food and beer. There is an active new village hall, The beautiful All Saints Church which holds regular services and community gatherings. The seaside towns of Aldeburgh and Southwold lie within convenient reach by car. Nearby Saxmundham has Tesco and Waitrose supermarkets. There are wonderful live music venues at "The Cut" at Halesworth and Snape Maltings which is home to the internationally renown Aldeburgh Festival.

SUMMARY OF THE ACCOMMODATION

Entrance Lobby; Large Entrance Hall; Sitting Room 7.18m x 4.44m; Dining Room 3.74m x 3.41m; Conservatory 3.08m x 2.58m; Kitchen/Breakfast Room 4.34m x 3.41m; Utility Room 3.77m x 3.41m; Boiler Room; Study 3.67m x 3.18m; Shower Room; Large First Floor Landing; Bedroom One 4.44m x 4.19; En-suite Shower Room; Bedroom Two 4.44m x 3.41m; Bedroom Three 3.89m x 3.40m; Bedroom Four 3.67m x 3.28m; Bathroom; Garage 5.57m x 5.24m

LOCAL AUTHORITY

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

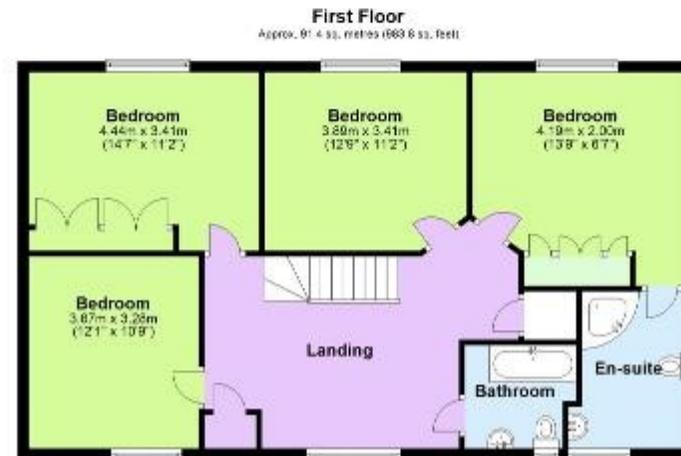
SERVICES

Mains electricity, drainage and water.

VIEWING

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

EPC RATING = E



Total area: approx. 238.6 sq. metres (2568.6 sq. feet)
EPC Rating: By developer/inspector - Not To Scale - For Information Purposes Only
Plan produced using PlanIt

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











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