

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



6 Fox Cottages, The Street, Darsham, Saxmundham, Suffolk.

GUIDE PRICE

£695,000

A beautiful individual recently built detached house situated at the heart of this pretty Suffolk village.

Built to the owners' exacting specification, 6 Fox Cottages lies in a hidden plot not far from the centre of Darsham and its popular village pub and restaurant. The house stands on the site of an earlier building behind a row of nineteenth century former farm cottages. Centrally heated by oil, the house benefits from ground floor underfloor heating and column radiators to the first floor. The windows are high quality sealed double glazed units and there is a beautiful fire place with a wood burning stove in the large sitting room. The accommodation is generously proportioned throughout. The double aspect sitting room, which enjoys a view of the garden towards open countryside, has fitted cupboards with wooden plinths and subtle panelling to the east wall. This elegant living space has a fabulous herring bone woodblock parquet floor which is reminiscent of early twentieth century architecture. The open plan farmhouse kitchen/dining/ family room, which has fabulous views over open countryside, opens to the south facing terrace via French windows. The kitchen floor is also parquet and the bespoke hand crafted cabinets include extensive base level units and tall larder cupboards. There is a central island and integrated appliances which include a Stoves range (with two ovens) double fridges and freezers and a water softener. The entrance lobby provides excellent cupboard space for coats and shoes and the large utility/cloakroom affords space for a washing machine and has a practical double enamel sink. The first floor comprises three double bedrooms and a large single bedroom. The landing and bedroom one feature beamed vaulted ceilings. The principle bedroom has good wardrobes and a smart en-suite shower room. The other bedrooms are served by a large and luxurious family bathroom which has a roll top bath and a shower cubicle. The property, is approached via a long pea shingle driveway which is illuminated and affords parking for several cars, with space for a caravan, boat trailer etc. The garden is arranged mainly to the south and west side of the house where a post and rail fence defines the boundary with the farmer's field. The garden is lawned with a wide flagstone sun terrace. There is a gravelled courtyard on the north side of the house where there is a shaded seating area and large attractive planters. The property, which is available chain free, is beautifully presented throughout and deserves an early internal inspection.

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 2.42m x 2.53m; Kitchen/Dining/Family Room 7.45m x 4.02m; Inner Lobby; Cloakroom/Utility Room 2.26m x 2.53m; Sitting Room 5.67m x 4.30m; First Floor Landing; Bedroom One 4.22m x 4.03m; En-suite Shower Room 2.42m x 2.22m; Bedroom Two 4.02m x 3.09m; Bedroom Three 4.02m x 3.09m; Bedroom Four 3.29m x 2.14m; Family Bathroom 3.54m x 2.25m.

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.

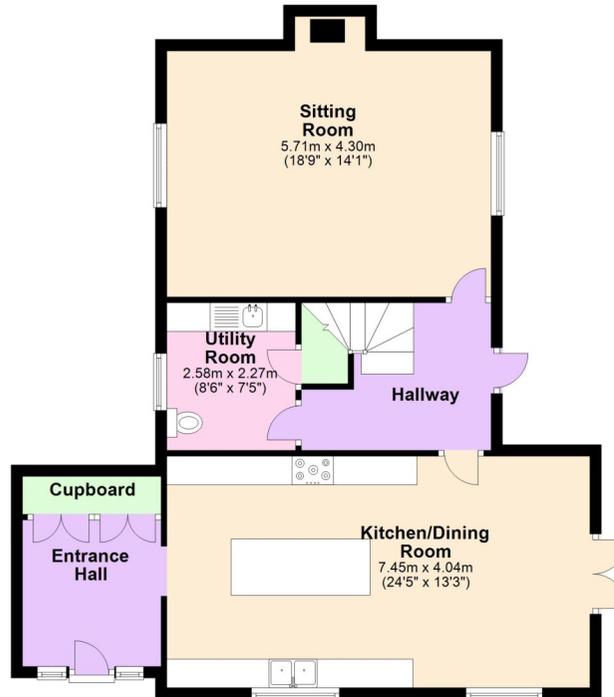
VIEWING

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

EPC RATING =

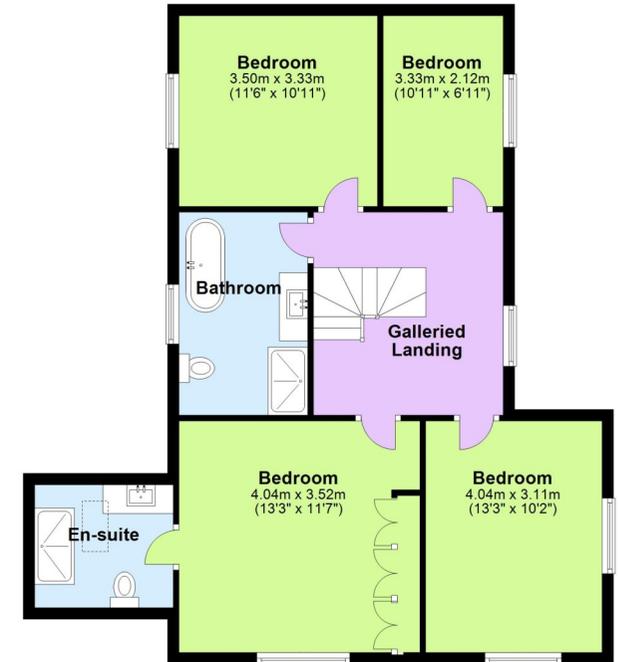
Ground Floor

Approx. 79.8 sq. metres (858.4 sq. feet)



First Floor

Approx. 76.0 sq. metres (818.3 sq. feet)



Total area: approx. 155.8 sq. metres (1676.7 sq. feet)

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

6 Fox Cottages, Darsham, Saxmundham

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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