

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

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&
SAXMUNDHAM

ESTATE AGENTS



Highfield, Mill Common, Blaxhall, Woodbridge, Suffolk. IP12 2ED

GUIDE PRICE

£675,000

A beautiful individual detached house in a large plot on the edge of Blaxhall. Highfield, which dates from the 1960s, has been significantly extended and altered by a previous owner to create a fantastic range of versatile and spacious accommodation which is arranged on two floors and benefits from uPVC double glazed windows and oil fired central heating. The property enjoys wonderful views over open Suffolk countryside and lies within a short walk of the excellent and popular "Ship" Inn. There are footpaths close by which provide access to Blaxhall Common and Tunstall Forest: perfect for dog walking, nature lovers and cyclists. The neighbouring village of Campsea Ashe has its own railway station and provides a useful rail link to London via Ipswich. The house is beautifully presented throughout. There is a light and airy sitting room, which has a contemporary wood burner and a separate dining room. The sitting room opens into a snug which in turn opens out to the garden and into the splendid farmhouse style kitchen/dining room. The kitchen is beautifully appointed with high quality bespoke cabinets and a electric AGA. The utility room provides good space for appliances and opens to the garden with doors also to the downstairs shower room and the integral double garage. The first floor comprises four large bedrooms which are served by a contemporary family bathroom. There are wonderful first floor views over beautiful open undulating countryside. The garden is a notable feature of the property with a plot size of approximately half an acre (subject to survey). The garden is laid to lawn with a paved sun terrace and cultivated vegetable garden. The driveway, approached via a five bar gate, provides excellent parking and there is space to create parking for a caravan, boat trailers etc. An early inspection is most strongly recommended.

This part of Suffolk is a haven for artists, writers and musicians. Blaxhall is a pretty rural village with a well documented social history which has been recorded in recent years by its own residents and published in an excellent book which features a number of photographs from the early 20th century including Corner Cottage. The village's rural history was celebrated by the writer and village resident George Ewart Evans who published a number of books in the 1960s and 1970s including: The Horse in the Furrow, The Farm and the Village and Ask the Fellows who cut the Hay. His interviews with local villagers in and around Blaxhall have provided us with an important historical record of life in rural Suffolk at the time of the Great War and during the last days of working horses on the land. Blaxhall has an excellent pub and is ideally located for access to Orford, Woodbridge, Aldeburgh and the neighbouring village of Snape. Snape Maltings is home to the Aldeburgh Festival. There are wonderful walks across Blaxhall Common and through Tunstall Forest with cycle routes through the village and on to Iken and Orford. The nearest railway station is just two villages away at Campsea Ashe where there is a connecting service to London, Cambridge and Norwich via Ipswich.

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 = D



Total area: approx. 195.3 sq. metres (2101.7 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification 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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