

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



Meadow Cottage, Low Road, Great Glemham, Suffolk IP17 2DH

Guide Price

£860,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE LOBBY; FAMILY KITCHEN DINING ROOM; SITTING ROOM; DRAWING ROOM; STUDY/STUDIO; GROUND FLOOR CLOAKROOM; UTILITY; LANDING; MASTER BEDROOM WITH EN SUITE; THREE FURTHER DOUBLE BEDROOMS; FAMILY BATHROOM; GARAGE; STABLE BLOCK

INCLUDED IS BUILDING PLOT WITH PLANNING PERMISSION FOR A DETACHED 3 BED HOUSE

THE PROPERTY: This substantial family home offers light and spacious accommodation over two floors in the sought after village of Great Glemham and enjoys a delightful aspect to the rear over fields. The property has been beautifully maintained by the current owners and would make an excellent family home—to appreciate this outstanding property earliest viewing is strongly recommended. Off the entrance lobby the very spacious family kitchen dining room is ideal for entertaining and has a good range of fitted units with granite worksurfaces and an electric cooking range with cooker hood over. Off this room are the utility room and ground floor cloakroom. The sitting room has a brick fireplace housing a log burner and leads through to the drawing room which has a delightful aspect over the rear garden. Off this room is a large study/studio with vaulted ceiling. On the first floor the master bedroom has an en suite bathroom and there are three further bedrooms—all doubles, and a family bathroom. Outside the well kept gardens and grounds are a major feature of the property and are laid to lawn with established shrubs and trees. At the front of the property is seating area with pergola over and there is off road parking for at least 5 cars which leads to the single garage. Adjacent to the garage is a stable block divided up in to loose boxes and storage units. Interested parties are advised that full planning permission for a detached 2/3 bedroom house has been granted on stable block and garage area of the property and this is included within the sale.

LOCATION: Great Glemham is a popular and pretty Suffolk village with public house that lies to the south of Saxmundham, within convenient reach of Saxmundham town centre, railway station and local amenities. Saxmundham benefits from a Tesco and Waitrose supermarket and a vibrant High Street with good local shops, restaurants and galleries. The railway station provides connecting services to London Liverpool Street station via Ipswich. The village is also conveniently located for access to Framlingham, Snape, Aldeburgh and the Suffolk Heritage Coast. Other attractions in this part of Suffolk include the RSPB nature reserve at Minsmere with other reserves at North Warren, Havergate Island and Shingle Street. Ancient castles at Framlingham and Orford. Sailing on the rivers Alde, Deben and Orwell and golf at Aldeburgh, Thorpeness, Hinton and Halesworth.

GROUND FLOOR
1255 sq.ft. (116.6 sq.m.) approx.

1ST FLOOR
913 sq.ft. (84.9 sq.m.) approx.

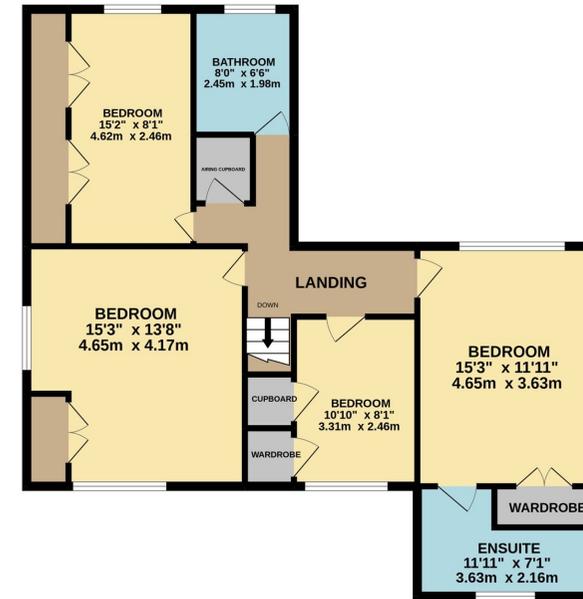
LOCAL AUTHORITY
Suffolk Coastal District Council
Offices, East Suffolk House,
Station Road, Melton,
Woodbridge, Suffolk. IP12 1RT.
Telephone (01394) 383789.

COUNCIL TAX BAND: F

SERVICES
Electricity, drainage and water
are connected to the property.

EPC RATING = D

VIEWING
By appointment through Jennie
Jones Estate Agents:
SAXMUNDHAM (01728)
605511.



TOTAL FLOOR AREA : 2169 sq.ft. (201.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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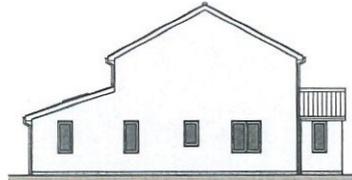
Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.



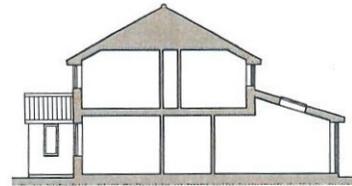




Rear Elevation



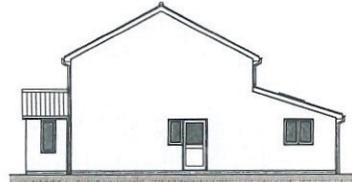
Side Elevation



Indicative Section

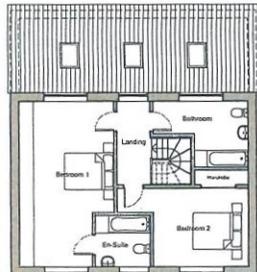


Front Elevation

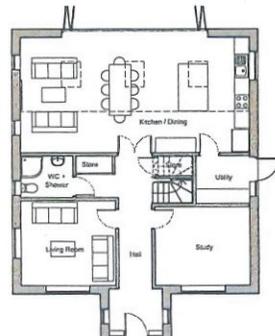


Side Elevation

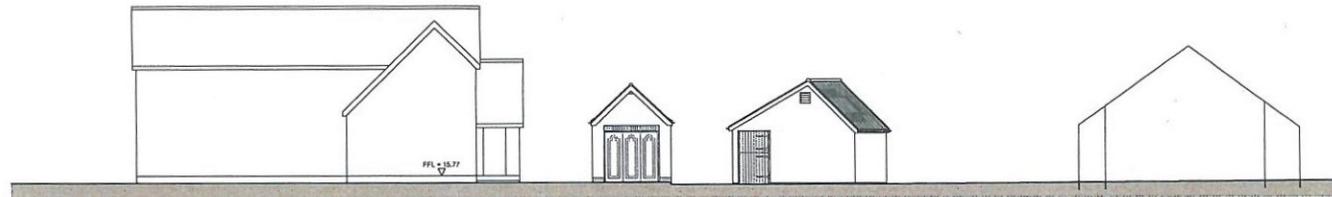
NOTES ON MATERIALS:
 Roof: Dark Grey Slate tiles (Natural or Fibre Cement)
 Walls: Render finish (painted or through colour) - Colour: CR White/Light Grey/ivory
 Windows: Grey Aluminium Framed double glazed units
 Rainwater Goods: uPVC gutters and downpipes - Colour: Black
 Fascias, Soffits and Bargeboards: White uPVC



First Floor Plan



Ground Floor Plan
 g.l.l.a - 162.93 sqm



Existing Dwelling - Meadow Cottage
 Street Elevation as Existing - 1:100

Existing Outbuildings - Application Site

Existing Village Hall Site



Existing Dwelling - Meadow Cottage
 Street Elevation as Proposed - 1:100

Proposed New Dwelling - Application Site

Existing Village Hall Site

Please Note:
 Proposed dwelling is to include flood risk mitigation's including:
 - All electrical sockets and switches to be a minimum of 600mm above FFL.
 - Ground floor is to be concrete slab with screed finish over insulation (ie. no timber floor joists).
 - Walls are to be finish with water proof plaster up to a height of 1m from FFL.
 - A minimum ground floor level of 15.78m AOD is recommended (includes 100mm freeboard allowance) within the new dwelling.



10/2020 A 10/2020/15/16
 Date Revision Description
 10/2020/15/16
 10/2020/15/16
 10/2020/15/16

peterwellsarchitects
 10/2020/15/16
 10/2020/15/16
 10/2020/15/16

Project:	NEW DWELLING, LAND ADJACENT TO MEADOW COTTAGE, LOW ROAD, GT. GLENHAM, IP17 2DA		
Client:	MR & MRS AHEARNE		
Eng. No.:	PROPOSED PLANS AND ELEVATIONS AND STREET ELEVATIONS	Eng. Status:	PLANNING
Date:	AUG 2020	Scale:	1:100 @ A1
		Eng. No.:	PW729-P103
		Drawn by:	A



