

EST.  1993

JENNIE JONES

ESTATE AGENTS



Sandy Lane, Sternfield, Saxmundham, Suffolk

GUIDE PRICE

£650,000

SUMMARY OF THE ACCOMMODATION

OPEN PLAN LIVING/DINING/ KITCHEN; GARDEN ROOM; TWO GROUND FLOOR DOUBLE BEDROOMS; GROUND FLOOR SHOWER ROOM; TWO FIRST FLOOR DOUBLE BEDROOMS, BOTH WITH EN SUITE AND ACCESS TO FURTHER ACCOMMODATION ABOVE; LARGE GARDENS; PARKING.

THE PROPERTY This excellent and substantial barn conversion occupies an attractive, tranquil rural location in the popular hamlet of Sternfield. The property is beautifully presented offering bespoke, contemporary accommodation with four double bedrooms and a light, airy and spacious open plan living area with a central fully vaulted ceiling with exposed beams. Having been a successful holiday the property has been designed to be wheelchair friendly and benefits from zoned underfloor oil fired central heating on the ground floor and radiators on the first floor and is double glazed throughout. To appreciate this stunning property earliest viewing is essential.

The main open plan living area has a sitting area with log burner, central dining area under a fully vaulted roof and kitchen with an extensive range of floor, drawer and wall units with sink inset, electric hob and separate eye level oven.. This area opens up in to the wonderful, spacious garden sitting room with sliding doors opening on to decking and garden. There are two ground floor double bedrooms with one having fitted cupboards housing the oil fired boiler and hot water cylinder along with plumbing for washing machine, the other bedroom has a stable door to outside. Also on the ground floor is a shower/wetroom with floor and wall tiling, a wall mounted shower, washbasin and WC. Twin staircases lead up to the first floor bedrooms - both doubles, the bedroom at the north of the barn (a mezzanine over the dining area) has an en-suite shower room and the bedroom at the southerly end having an en suite bathroom. Both these bedrooms have pull down access hatches with fitted steps up too further accommodation - fully boarded with windows having the potential to be further sleeping space, office or for games etc. The property occupies a large plot with the gardens lying to the south and west of the barn and which are laid to lawn interspersed with trees and shrubs. There is decking on two sides of the barn, ideal for entertaining and a further, enchanting sunken seating area by the stream. A gate from the road leads on to the grounds and there is ample space for off road parking.

LOCATION: Occupying a wonderfully quiet location the property lies about 2 miles from the market town of Saxmundham which offers an excellent range of local amenities including Waitrose and Tesco supermarkets, a Primary School and Free School. There is a vibrant High Street and a Wednesday market together with art galleries, pub and restaurants. Sternfield offers easy access to the attractions of the Suffolk Heritage Coast which include the world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival. The seaside towns of Aldeburgh and Southwold lie within convenient reach by car and other attractions include nature reserves at Minsmere, Havergate Island and Shingle Street, ancient castles at Framlingham and Orford and golf courses at Aldeburgh, Thorpeness, Halesworth and Hinton. The railway station at Saxmundham provides connecting services to London via Ipswich in about two hours.

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 are available to the property. Central heating is provided by an oil fired boiler with zoned underfloor heating on the ground floor and radiators on the first floor.

VIEWING

By appointment through Jennie Jones Estate Agents:

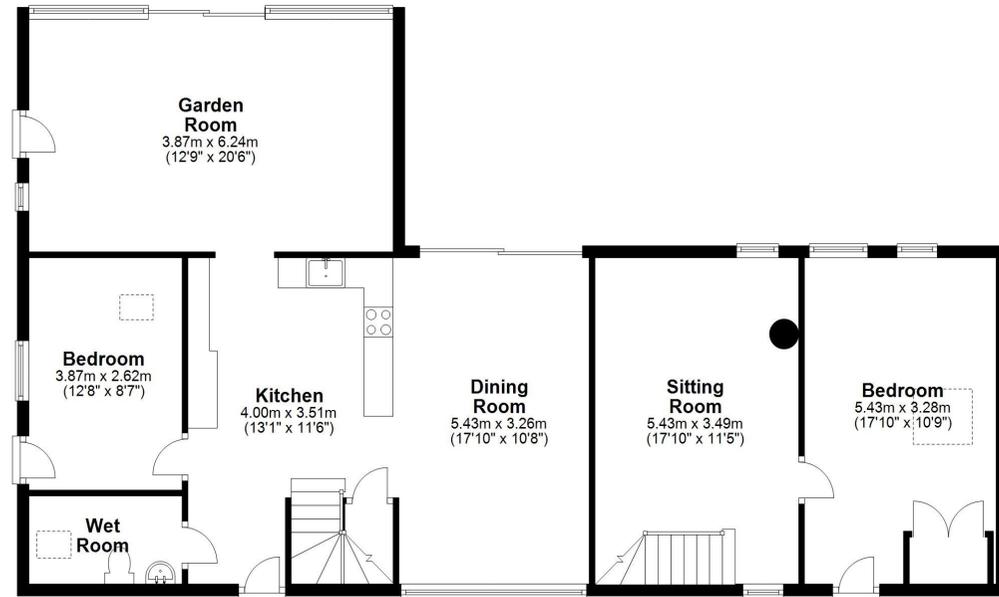
SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

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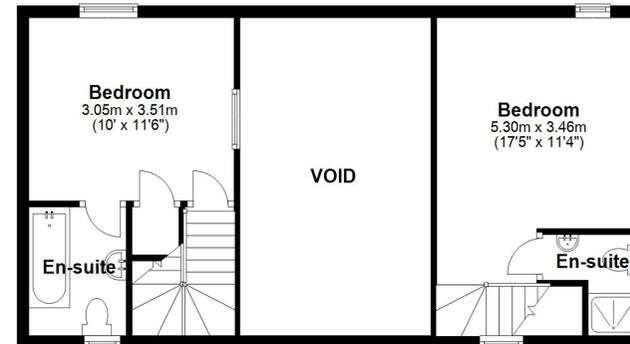
Ground Floor

Approx. 114.8 sq. metres (1235.6 sq. feet)



First Floor

Approx. 55.3 sq. metres (595.5 sq. feet)



Total area: approx. 170.1 sq. metres (1831.1 sq. feet)

Mortimer EPC
Plan produced using PlanUp.

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.









