

EST.  1993

JENNIE JONES

ESTATE AGENTS



The House Below The Church, Rendham, Suffolk, IP17 2AZ.

GUIDE PRICE

£560,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; SNUG; SPACIOUS KITCHEN/DINER; UTILITY/BATHROOM; SITTING ROOM; FOUR BEDROOMS; SHOWER ROOM; ANNEXE; STUDIO; SHEPHERDS HUT; ATTRACTIVE GARDENS; AMPLE PARKING.

THE PROPERTY

A semi-detached 17th century cottage with a number of original features, in a good location close to all local amenities. Although most enter the property via the kitchen, there is an entrance hall to the side with radiator, window and stairs to the first floor accommodation. Off the hall is the utility/bathroom with a suite comprising a panelled bath, wash basin, close coupled toilet, radiator, plumbing for washing machine, ample tiling and a window to the side. The snug has a feature fireplace housing the boiler, built in cupboards, radiator and windows to the side aspect. The snug leads to the spacious kitchen with dining area. There is a door, used as the main entrance painted base units with work surfaces over, spaces for oven, fridge and dishwasher. Large larder cupboard, fitted shelving, storage cupboard with space for freezer, inset sink with mixer tap. Tiled flooring, radiator windows to front, side and rear aspects. From the entrance hall, stairs give access to the landing and doors to bedrooms and shower room. Bedroom one has original oak floorboards, exposed beams, a walk in wardrobe, radiator and two windows to the front aspect. Bedroom two has a window to the side aspect, fitted bed, radiator and window to the side aspect. Shower room comprising an enclosed shower cubicle, low level toilet and wash basin. There is an airing cupboard, radiator and glazed window to the side. The third bedroom Bedroom three accessed by a secondary set of next to the kitchen/diner with exposed beams radiator, eaves storage and windows. A second staircase on the landing gives access to the attic bedroom with part sloping ceiling, exposed beams, radiator, storage. Window to the front and Velux style window to the side. **Outside.** There is a shared access driveway leading up to the property allowing off road parking for a number of vehicles. The gardens amount to approximately 0.75 acres (STS), enclosed by fence and hedging mostly lawn with various flower beds, shrubs and mature trees, vegetable garden area, summer house, shed and large terrace from the sitting room. **Annexe.** A one bedroom annexe comprising bedroom space, living area and kitchen with base units, gas hob, space for fridge and washing machine and sink with mixer tap. The annexe also has a shower room with shower cubicle, toilet, washbasin and electric heating. **Shepherds Hut.** With power and lighting, bedroom space above, sitting space and windows. **Studio.** Currently used as an art studio, with windows, roof window, French doors to the garden and a log burner.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

LOCATION

The village benefits from a popular public house, The White Horse, and the Juniper Barn café/village store. Saxmundham and the A12 trunk road is approximately three and a half miles to the east. Saxmundham offers a comprehensive range of commercial facilities including Waitrose and Tesco supermarkets. There are trains from Saxmundham to Ipswich and through to London's Liverpool Street Station. The historic market town of Framlingham is approximately four miles to the west and is best known locally for its fine Medieval Castle. This also has a good selection of shops, public houses and restaurants as well as excellent schools in both the state and private sector. The main A12 trunk road is within 2 miles and provides easy access to the popular Heritage Coast centres of Aldeburgh, Thorpeness, Southwold, Dunwich and Walberswick.

LOCAL AUTHORITY

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

COUNCIL TAX BAND: = D

SERVICES:

We understand that mains water and electricity are connected. Heating by oil fired boiler. 16 Solar panels, owned outright.

TENURE: Freehold

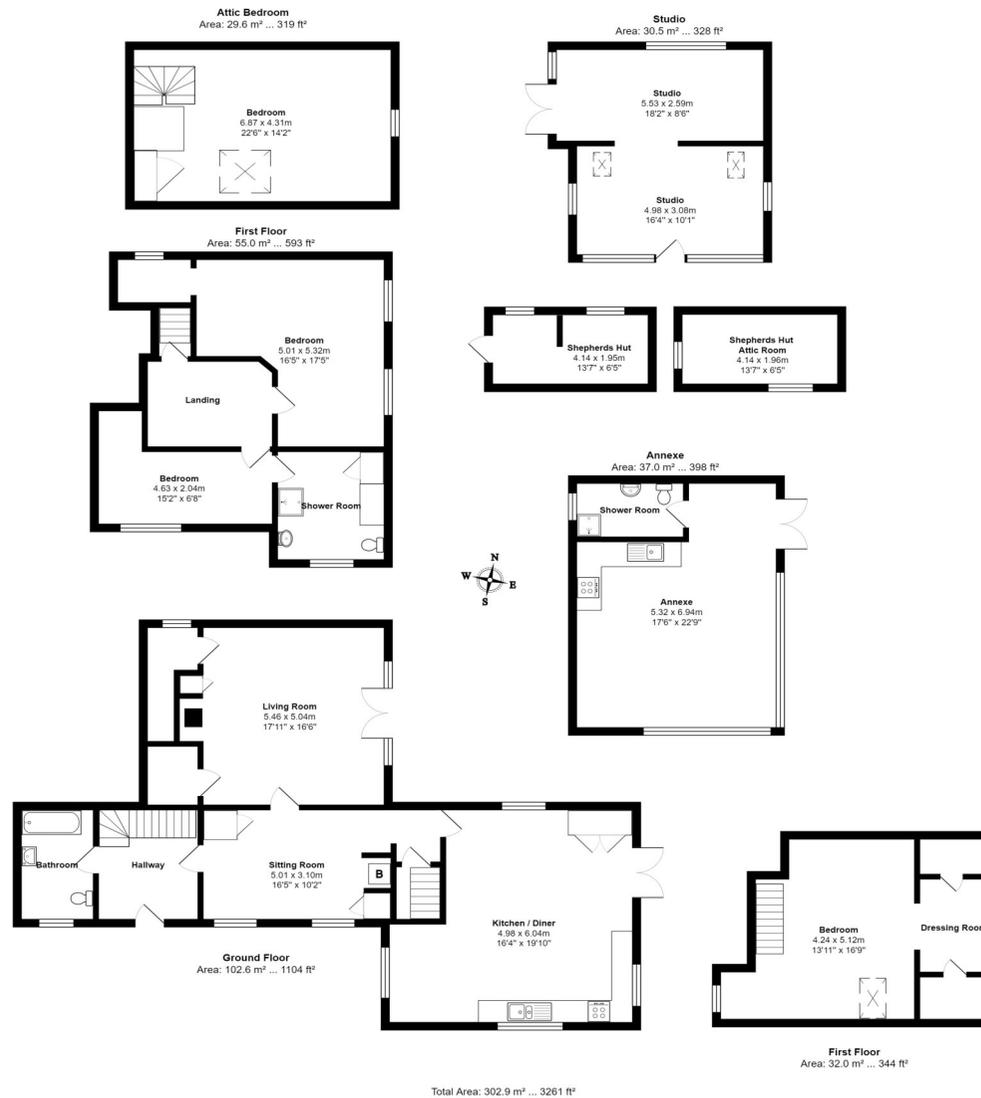
VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = F



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.









