

8 School  
Estate Grub Lane  
Spexhall  
Halesworth



# 8 School Estate Grub Lane

## Guide Price £290,000

### Where Fields Stretch Further Than Your To-Do List.

Set within a wonderfully peaceful rural setting, 8 School Estate, Spexhall enjoys an enviable position surrounded by open Suffolk countryside, with far-reaching views across farmland to both the front and rear. The property lies just off the Bungay Road, ideally placed between the market towns of Bungay and Halesworth, offering a balance of country living with convenient access to everyday amenities. Halesworth provides a well-served railway station with direct links towards Ipswich and London Liverpool Street, while the unspoilt Heritage Coast, including Southwold and Walberswick, is within easy reach for days by the sea.

This ex-local authority home is typical of its era, offering solid build quality, generous proportions and well-planned accommodation throughout. The house presents an excellent opportunity for buyers seeking a home with great-sized rooms and plenty of potential to personalise.

The ground floor is entered via a useful porch, leading into a welcoming hallway with stairs rising to the first floor. The sitting room is particularly spacious, featuring an open fireplace and an outlook through to the conservatory, while the separate dining room mirrors this sense of space and also benefits from an open fireplace and built-in storage. The kitchen sits to the rear, enjoying views over the garden and adjoining farmland, and is complemented by a pantry/utility area and further storage, including an understairs cupboard. A conservatory to the rear provides an additional reception space, perfectly positioned to take in the garden and countryside beyond.

Upstairs, the sense of space continues with a large landing serving three well-proportioned double bedrooms, all enjoying pleasant rural views. The family bathroom is notably generous in size, fitted with both a bath and separate shower.

Outside, the property is approached via a driveway providing ample off-road parking, leading to an oversized double garage measuring approximately 5m x 7m, complete with power—ideal for workshop use or secure storage. The front garden is laid to lawn with established planting, while gated side access leads to the rear garden. Here, a good-sized and highly usable garden is laid mainly to lawn with a patio seating area, perfectly positioned to enjoy the surrounding farmland views and the excellent levels of sunlight throughout the day.

In all, a well-built home in a superb rural location, offering generous accommodation, practical outside space and delightful open views, all within easy reach of nearby towns, the railway station and the Suffolk coast.

### Agents notes...

A pre-recorded walkaround tour is available for this property

EPC to follow

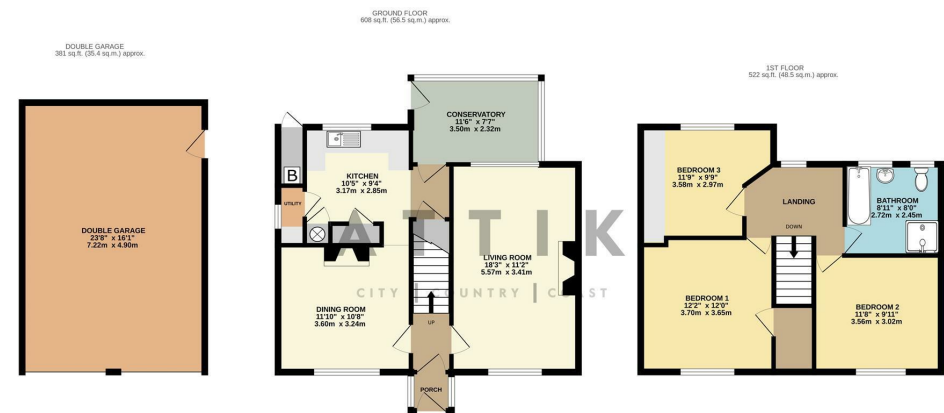
Local Authority  
East Suffolk

Council Tax Band C

EPC Rating



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