



## Westleton, Saxmundham

Guide Price £850,000

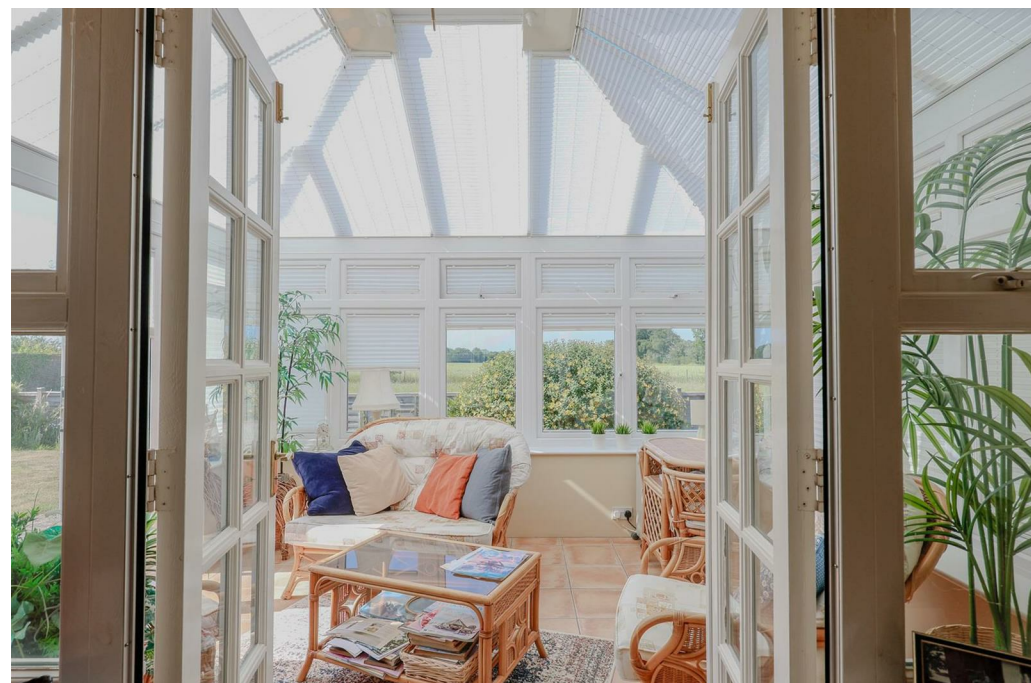
- Spacious Detached Family Home
- Significant Off Road Parking
- Ensuite & Walk in Wardrobe to Principal Bedroom
- Four Bedrooms
- Double Garage
- 1/4 of an acre (subject to measured survey)
- Stunning Countryside Views to Rear
- Oak inglenook style fireplace with woodburner,
- Formal Gardens & Paddock

# Longacre, Westleton

A fine detached four bed family home with fantastic rural views in a private setting. Westleton lies about six miles northeast of the market town of Saxmundham and just over two miles east of the A12. Set around a traditional village green, Westleton boasts restaurants, public houses, motor vehicle garage and a thriving village store and a post office. The coastal village of Dunwich, RSPB Minmere, and National Trust Dunwich heath are all close by.



Council Tax Band: F



## DESCRIPTION

Set at the end of a private road within the highly sought-after village of Westleton, this elegant and beautifully presented detached family home offers exceptionally spacious and versatile accommodation.

One of three houses built in 2001, as you approach the property, you're immediately struck by its charming, traditional appearance, with its tasteful façade and welcoming presence. The home sits proudly within generous grounds, blending classic character with modern comforts, making it ideal for family living and entertaining alike.

## ENTRANCE HALL

Upon entering, you're welcomed into a spacious central hallway with the staircase to the right. The hallway provides access to the elegant living room, a downstairs bedroom, a formal dining room, the kitchen/breakfast room, and a convenient cloakroom with WC.

## SITTING ROOM

The generously proportioned living room is flooded with natural light from three large windows and features a charming Oak inglenook style fireplace with woodburner, and tiled hearth, creating a warm and inviting focal point. French doors open seamlessly into the conservatory, offering an ideal space for year-round enjoyment.

## KITCHEN/BREAKFAST ROOM with UTILITY

The well-appointed kitchen offers ample space for a breakfast table, perfect for casual dining. It features a tiled floor and is equipped with a range-style oven and hob, integrated appliances including dishwasher, fridge and freezer. Just off the kitchen, a practical utility room includes a pantry, space and plumbing for a washing machine and tumble dryer, useful sink unit and houses the boiler, providing excellent additional storage and functionality.

## DINING ROOM

The elegant dining room features French doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living. The dining room benefits from picturesque views across the paddock and open fields, offering a scenic backdrop.

## SNUG / FOURTH BEDROOM

This versatile ground-floor room functions beautifully as either a bedroom or a home office. It enjoys lovely views over the garden and features a built-in wardrobe.

## PRINCIPAL BEDROOM AND ENSUITE

From the landing is a spacious principal bedroom suite, featuring dual-aspect windows that fill the space with natural light, showcases the breathtaking views of the surrounding countryside. This room benefits from an en-suite shower room and a generous walk-in wardrobe, combining comfort and functionality into one beautifully appointed space.

## BEDROOM

A well-proportioned double bedroom featuring a large built-in wardrobe and a convenient airing cupboard, providing excellent storage solutions. A large window allows plenty of natural light to fill the space, creating a bright and comfortable atmosphere.

## BEDROOM

Continuing down the light and airy hallway, enhanced by the addition of roof lights, you'll discover another generously sized double bedroom, featuring a built-in wardrobe.

## BATHROOM

The family bathroom is well-appointed including a WC, washbasin, and a bath with an overhead shower.

## OUTSIDE

The property is set within attractive grounds 0.25 acre (STMS) featuring both front and rear gardens that offer a blend of lawn, planting, and open space for outdoor enjoyment. Gated access on both sides of the garden adds convenience and privacy. To the rear, an additional paddock provides extra land. Perfect for a variety of uses. The rear garden and paddock enjoy uninterrupted views across the surrounding farmland, creating a peaceful, rural outlook. A spacious shingle driveway offers ample off-road parking and leads to a detached double garage, complete with power, ideal for vehicles, storage, or workshop use.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently F.

## SERVICES

Mains water and electricity. Oil fired central heating.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)

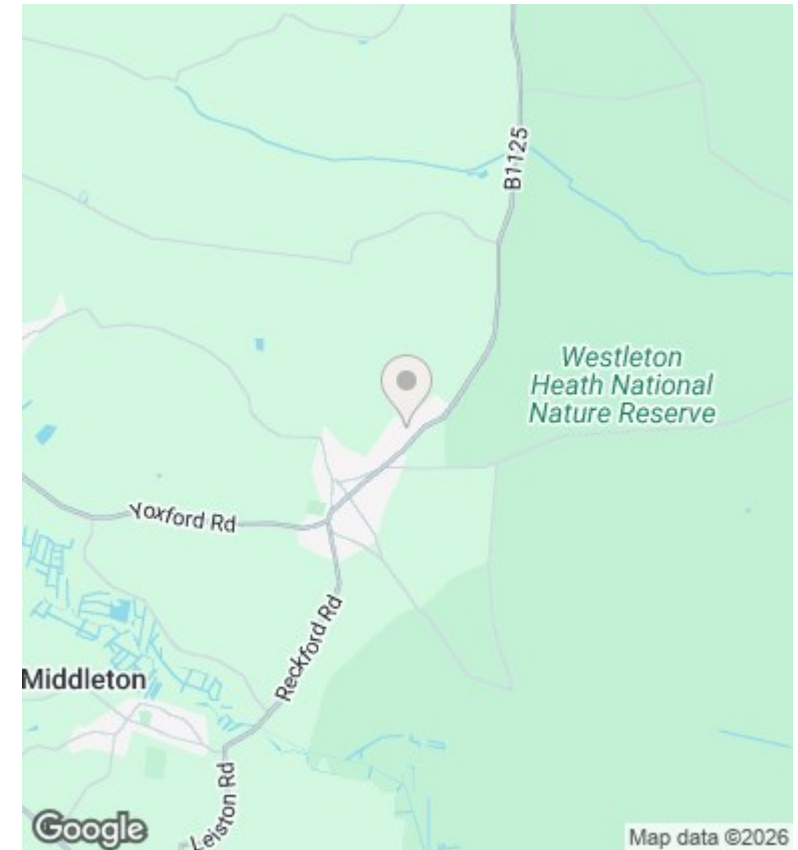
Tel: 01502 722253 Ref: 20877/RDB.

## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)