



## Carlton Park, Saxmundham, Suffolk

Offers In Excess Of £650,000

- Exceptional Style & Elegance
- Garage & Ample Parking
- 1.5 Miles to Train Station
- Four Double Bedrooms
- Stunning Views
- EPC -
- En Suite, Two Bathrooms & Cloakroom
- Front & Rear Gardens

# Old Hall, Carlton Park

Carlton Park, which comprises approximately 19 acres of parkland, some of which is available for private enjoyment of the individual owners, lies just to the north of the market town of Saxmundham which offers a good range of shops in a traditional High Street setting, together with both Waitrose and Tesco supermarkets. The town also benefits from having a railway station which gives connecting services via Ipswich to London Liverpool Street. The delightful Suffolk Heritage Coastline is easily accessible to the east with the genteel and unspoilt coastal towns of Southwold and Aldeburgh both lying within easy driving distance. For music lovers Snape Maltings Concert Hall is the venue for many of the concerts that make up the Annual Aldeburgh Music Festival, whilst those with sporting interests are well catered for in the area with first class golf courses at both Aldeburgh and Thorpeness, a modern sports centre and swimming pool complex at nearby Leiston and for sailors the Rivers Alde and Ore provide some of the prettiest sailing waters on the East Coast.



Council Tax Band: F



## Tenure

Freehold. Grounds Charge £450.19 in 2025

## Property Description

No.5 Old Hall, as the name suggests, forms part of the sensitive renovation of the Old Hall and is a four-bedroom dwelling that has been created and enhanced by the current vendors to provide a fusion of elegance, style and country living. This delightful home is one of only eleven exclusive and highly individual properties standing in approximately 19 acres of scheduled parkland (now largely privately owned), which together form Carlton Park, the former home of the renowned Victorian engineer Richard Garrett. The house offers very modern convenience whilst retaining a distinctly period feel, with high ceilings and internal features including craftsman-moulded cornicing to all rooms.

The accommodation comprises an entrance hall with high ceilings and a returning staircase, complemented by a large sash window overlooking the parkland and accentuating the sophistication of the property. The farmhouse-style kitchen/dining room has been thoughtfully re-modelled by the current vendors, now featuring a clerestory window on the south-west elevation which brings in additional natural light. Newly fitted units, cupboards and shelving sit alongside modern appliances including an induction hob and double electric oven with grill. The gas-fired Aga remains a charming focal point, now serving as an additional source of warmth and cooking capability during the winter months, while being easily switched off in summer without loss of practicality.

A mullion-style opening from the kitchen provides a wonderful vista through the living/dining room and into the insulated, roofed studio/study — a versatile year-round space that now replaces the former orangery. This room creates a natural link to the sitting room

and enhances the already light and spacious accommodation. The living/dining room features floor-to-ceiling hand-built bookcases with cupboards beneath, adding a contemporary touch, while a glazed seating area offers additional light and a delightful spot from which to enjoy the rear gardens. The sitting room includes a wood-burning stove flanked by shelving and a wide bay window overlooking extensive views across the landscaped front gardens and meadows beyond, directly towards Carlton Church. A utility room and cloakroom complete the ground-floor accommodation.

On the first floor, the master bedroom is a dual-aspect room enjoying stunning views to the front and rear, with fitted wardrobes and a recently refitted en-suite shower room featuring twin basins and a large double-tray shower with W.C. The remaining three bedrooms, each with their own outlook, share the family bathroom and a separate shower room. Throughout the property, the vendors have taken great care in creating additional storage and finishing touches which complete the home to a very high standard. As selling agents, we highly recommend internal viewing to fully appreciate what is on offer.

Outside, the gardens reflect the vendors' desire to create spaces that look attractive throughout the year while requiring minimal maintenance, assisted by an integrated watering system. Much of the front and rear gardens are enclosed by a living fence composed of pleached hornbeam. The front garden is landscaped in keeping with its surroundings and features an eclectic mix of well-trained conference pear, quince and Cox apple trees, alongside magnolia and various clipped evergreens. A side access leads to the rear, where a covered area provides an outdoor workspace with a timber shed and log store. The rear garden has been designed to merge naturally into the woodland beyond, giving a generous sense of space. Key features include a miniature Malus (crab apple), which holds its red fruit well

into winter, and an Amelanchier — a Canadian woodland tree known for its blossom and fruit.

### Outside

There is a single garage en-bloc available to the property with power and lighting, along with four parking spaces and a wood storage area.

### Services

Mains water, gas, electricity and drainage

### Outgoings

Council Tax Band Currently F

### Viewing arrangements

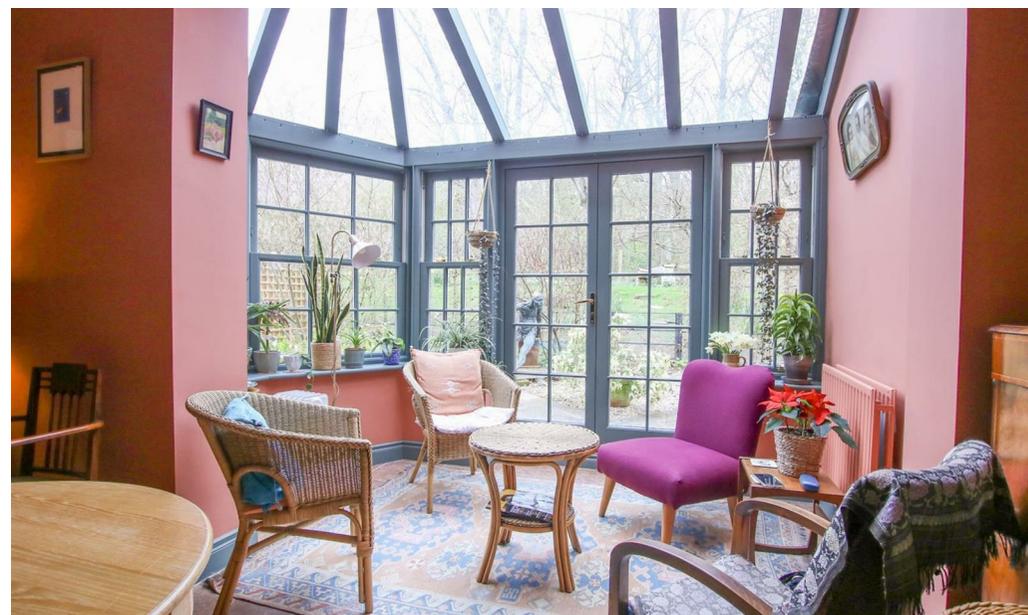
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

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

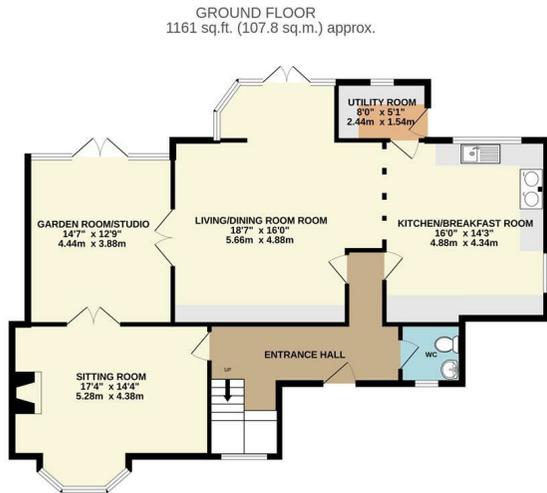
Tel: 01728 633777

### 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.







TOTAL FLOOR AREA: 2026 sq.ft. (188.2 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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## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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)