



## Westleton,

Guide Price £750,000

- No Onward Chain
- Ground Floor Principal Bedroom Suite
- Oil Fired Central Heating
- EPC - B
- Three First Floor Bedrooms
- High Quality Fitted Kitchen & Utility with Appliances
- Double Glazing
- Conservatory, Summer House & Private Gardens
- Garage with Utility Area
- Immaculately Presented Barn Style Family Home

# Dunwich Road, Westleton

A fine detached family home set in beautiful private gardens just off the village green of this most popular of Suffolk coastal villages. 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:



## DESCRIPTION

Set in a tranquil and exclusive cul-de-sac within the highly sought-after village of Westleton, this elegant and beautifully presented detached barn style family residence offers exceptionally spacious and versatile accommodation, ideally suited to modern family life.

Approaching the property, you're immediately struck by its attractive façade and commanding presence. A full-height oak and glass porch provides a stunning architectural focal point, creating a welcoming entrance that hints at the quality found within.

Upon stepping inside, a light-filled entrance hallway greets you with a sense of space and calm. Flowing through to the rear of the property, you'll find a generously proportioned, double-aspect sitting room that exudes comfort and warmth. This inviting space seamlessly opens into a bright conservatory, providing an excellent layout for both relaxed family living and entertaining.

The heart of the home is the stylish and well-appointed kitchen, featuring a comprehensive range of shaker-style units in an oak finish, topped with luxurious granite work surfaces. Whether preparing everyday meals or catering for guests, this kitchen combines functionality with classic design. Opposite the kitchen is a spacious, double-aspect dining room—ideal for large family gatherings or formal dinners. From here, a dedicated home office provides the perfect spot for remote work or study, and offers internal access to the integral garage.

Also on the ground floor is a beautifully proportioned double bedroom with its own en suite shower room. Casement doors open directly onto the rear garden, making this an ideal guest suite or a

serene retreat during the warmer months.

Upstairs, a galleried landing provides a sense of grandeur and connects to three generously proportioned bedrooms. To each end of the house are two spacious double bedrooms, one of which features bespoke fitted wardrobes and cabinetry. A further bedroom and a stylish family bathroom complete the first floor. Generous built-in storage runs the length of the landing, ensuring practicality matches the property's charm.

Outside, the grounds wrap gracefully around the house, creating a variety of garden "rooms" that catch the sun throughout the day. Well-established borders, mature shrubs, and a thoughtfully planted array of perennials provide year-round interest, while a manicured lawn offers space for children to play or for relaxing outdoors. A delightful summer house nestles in one corner—perfect for reading, hobbies, or enjoying the peaceful surroundings.

To the front, the property is approached via a block paved driveway offering ample off-road parking, bordered by an attractive brick wall and side gate for added privacy.

This is a rare opportunity to acquire a truly exceptional home in one of Suffolk's most desirable villages—combining rural charm with generous proportions, thoughtful design, and the flexibility to accommodate changing family needs. A fine family home, ready to welcome its next chapter.

## TENURE

Freehold

Woodlands is accessed via a private driveway from Dunwich Road.

## OUTGOINGS

Council Tax Band currently

## SERVICES

Mains Water, electricity, water and drainage. Solar PV array & solar water heating. 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: 20853/RDB.

## FIXTURES AND 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.

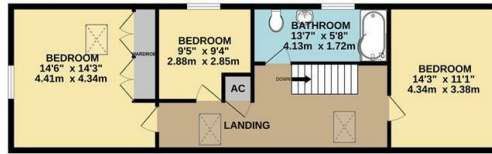




GROUND FLOOR  
1412 sq.ft. (131.2 sq.m.) approx.



1ST FLOOR  
692 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 2104 sq.ft. (195.4 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)