



Rendham,

Guide Price £550,000

- Individual extended bungalow in a sought-after village setting
- Kitchen, dining room with electric Aga, and useful rear porch
- Large driveway, garage/workshop, outbuildings, and solar panels
- Spacious and versatile accommodation with further first-floor studio/bedroom
- Three ground-floor bedrooms, including principal with en-suite and garden access
- Beautiful landscaped gardens with patios, pergola, vegetable beds, and greenhouse
- Double-aspect sitting room with wood-burning stove
- Study and conservatory opening onto the garden
- EPC - B

Rendham Road, Rendham

A Characterful and Versatile Village Home with Beautiful Gardens

Rendham is a village situated on the River Alde which has a parish church, White Horse Public House, village hall a very popular village shop and café (Juniper Barn). Rendham is a vibrant and active village, home to lively cycling and walking groups, with easy access to boules, tennis, and bowls clubs in the neighbouring village. It is situated approximately two and a half miles to the west of the market town of Saxmundham and about four miles east of the most attractive town of Framlingham with its Market Square and castle. The railway station at Saxmundham lies on the East Suffolk line and gives both direct and connecting services via the county town of Ipswich to London Liverpool Street. There are also Waitrose and Tesco supermarkets in Saxmundham. Excellent educational facilities are available in the near locality including a primary school in Saxmundham, high schools in Framlingham (Thomas Mills) and Leiston, as well as private schools at Brandeston and Framlingham College, Woodbridge School and St George's School at Reydon near Southwold. For those with leisure interests in mind, the area abounds with opportunities including coastal and woodland walks at nearby Dunwich Forest, bird watching at the internationally renowned RSPB Minsters Bird Reserve and the Dunwich Heath National Trust Reserve.



Council Tax Band: E



DESCRIPTION

Occupying a delightful position on the edge of the village, directly opposite the historic parish church, this individual mid-20th century bungalow has been thoughtfully extended and remodelled to create a spacious and highly appealing family home.

Set well back from the road, the property is approached via a rising driveway leading to a generous parking forecourt. This area incorporates an excellent garage/workshop with power, W.C., and additional storage, along with a wood store and water storage. The attractive brick and timber clad outbuilding also benefits from solar panels, enhancing the home's energy efficiency.

Inside, the bungalow is arranged around a long central hallway. The double-aspect sitting room is a welcoming space, enjoying views over the gardens and featuring a brick fireplace with a wood-burning stove. This flows through to the dining room, complete with timber flooring and an electric Aga, with a cupboard housing the hot water cylinder.

The kitchen is fitted in a practical galley style with ample storage and work surfaces, leading to a useful rear porch with a Belfast sink and stable door opening to the garden.

The bedrooms are positioned along one side of the property. The principal bedroom is particularly impressive, offering a triple aspect, garden views, and direct access via casement doors to a decked seating area. It also benefits from a spacious en-suite shower room. A second bedroom overlooks the garden and features exposed floorboards, while the third enjoys a dual aspect to the side and rear. A family bathroom serves these rooms, and a

separate study connects directly to a double-glazed conservatory opening onto the garden.

A staircase from the hallway leads to a first-floor landing and a generously sized additional bedroom, currently used as a studio, which enjoys far-reaching views over the surrounding countryside.

The gardens are a standout feature of the property—beautifully landscaped with sweeping lawns, well-stocked borders, and a variety of flowering plants and shrubs. A decked seating area sits beside a charming rock garden planted with alpines and grasses. To the rear, there are raised vegetable beds, a greenhouse, and a timber store, along with a covered outdoor area ideal for entertaining or working. A large patio, edged with timber sleepers and a pergola draped in wisteria, provides the perfect space for relaxing and enjoying the surroundings.

A wonderful blend of character, space, and versatility in a sought-after village setting.

TENURE

Freehold

OUTGOINGS

Council tax Band currently E

SERVICES

VIEWING ARRANGEMENTS

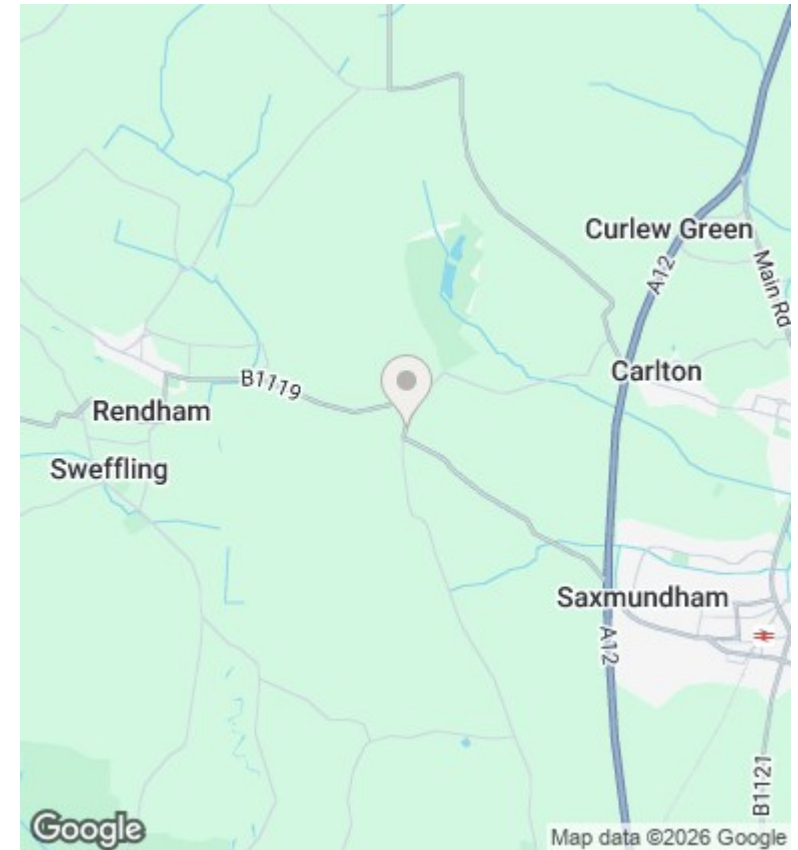
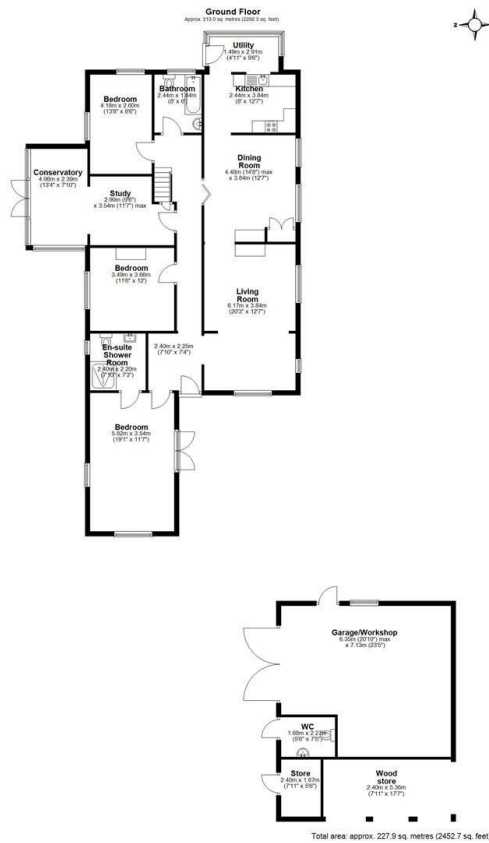
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21113/RDB.

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.







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			100+
(81-91) B		81	
(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