



## Great Glemham, East Suffolk

Guide Price £1,350,000

- Extended and Remodelled Family Home
- Range of Stables & Kennels
- Two Further Reception Rooms
- EPC - B
- Five Bedrooms
- Large Barn & Workshop/Garaging
- Beautiful Countryside Views
- Open Plan Living/Dining & High Specification Kitchen
- 9.4 Acres of Pasture & Gardens
- Two Ensuites & Family Bathroom



# Great Glemham

An exceptional detached family home set within approximately 9.4 acres with an excellent range of outbuildings set in beautiful countryside about one mile from Great Glemham which lies between the market town of Framlingham and the East Suffolk Heritage Coast. Surrounded by gently undulating countryside, this pretty village has the excellent Crown public house. It is a peaceful location, ideal for exploring all that the Heritage Coast has to offer. The market town of Framlingham, lies about 5 miles to the west, which is famous for its 12th Century Castle. It has an excellent range of shops and a supermarket with both the state and private sector. The market town of Saxmundham lies 5 miles to the east and has a railway station with service to London Liverpool Street.



Council Tax Band: E



## DESCRIPTION

Nestled in the heart of gently rolling Suffolk countryside, Hamilton House is an exceptional detached family home set within approximately 9.4 acres of private grounds, offering far-reaching views and a lifestyle of space, peace, and privacy.

Recently the subject of a comprehensive renovation and extension, the property now combines timeless character with contemporary comfort, creating an impeccably finished home of outstanding quality. With no near neighbours, it offers a rare blend of seclusion and style.

A versatile range of outbuildings complements the main house, accessed via a wide shingle forecourt with sensor lighting. These include a modern barn with mezzanine office and WC, a workshop/garage, four loose boxes, an office/former treatment room, five dog kennels with runs, a steel-framed double carport, and seven screened steel containers—all connected yet separate from the main residence, perfect for work, leisure, or equestrian pursuits.

The house itself is a triumph of thoughtful design and quality craftsmanship. Beyond the impressive double oak entrance doors lies a welcoming lobby with cloakroom, leading into a reception hall and an elegant study overlooking the front garden. At the heart of the home sits a stylish, fully integrated kitchen featuring concealed appliances including a dishwasher, fan and steam ovens, microwave, and coffee machine. From here, open-plan living unfolds into both a charming sitting room and a splendid triple-aspect living/dining room. With bi-fold doors and French windows opening onto a walled sandstone terrace, this space is perfect for

entertaining or simply enjoying the breathtaking countryside views.

Upstairs, a light-filled landing leads to five generous double bedrooms, two with luxurious en-suites, alongside a family bathroom. Each bedroom enjoys elevated vistas over the gardens and surrounding landscape.

Hamilton House is more than a home—it is a sanctuary, offering modern rural living at its finest, with every detail carefully considered for comfort, versatility, and elegance.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently E.

## SERVICES

Mains electricity and water, private drainage. Oil fired Central heating. Solar PV.

## 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 Ref: 20973/RDB.

## FIXTURES & FITTINGS

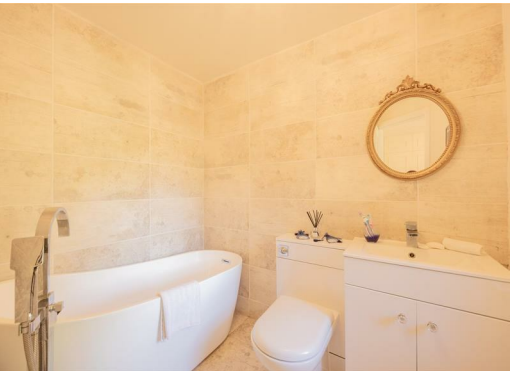
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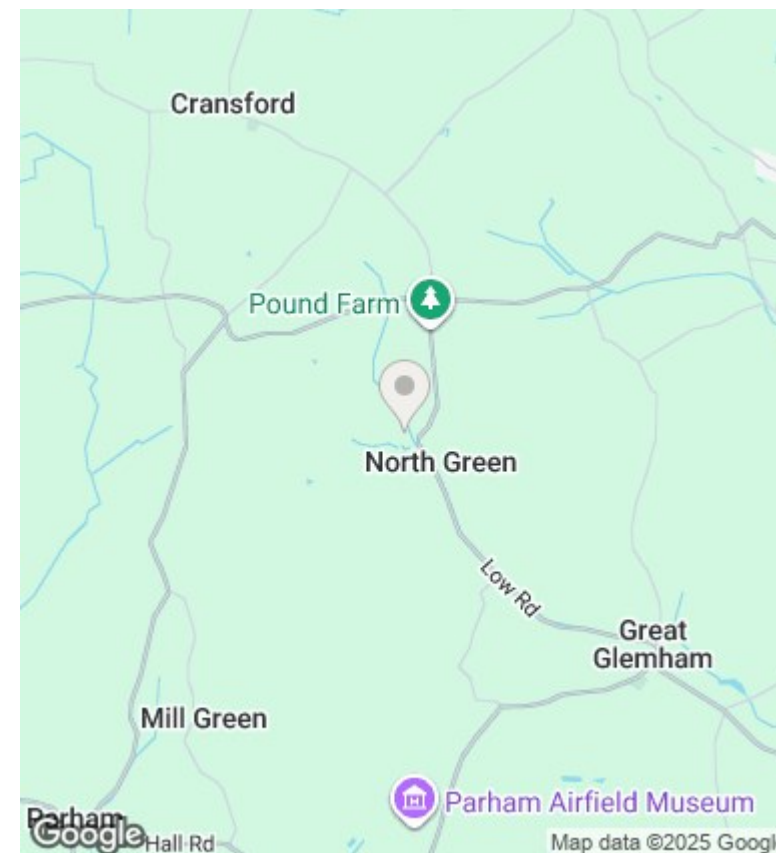








Total area: approx. 233.1 sq. metres (2508.6 sq. feet)

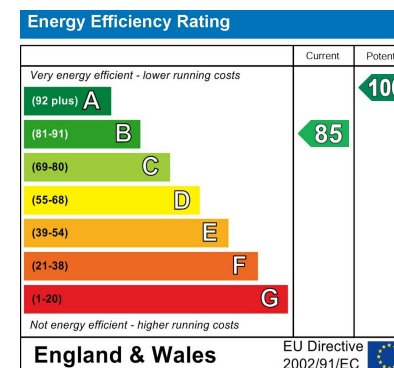


## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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

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