Flick & Son
Coast and Country







Westleton,

Guide Price £800,000

- Charming period cottage overlooking Westleton Village Green and pond
- Three elegant reception rooms with views to front and rear
- Professionally landscaped gardens with terraces, pathways, and mature planting
- Beautifully extended to create a spacious and versatile family home
- Bespoke kitchen with island, integrated appliances, and bi-fold doors to terrace
- Shingle driveway, ample parking, and detached double garage
- Character features throughout, including exposed timbers and fireplaces
- Five well-proportioned bedrooms, two with en suite facilities
- EPC - E

High Street, Saxmundham, Suffolk, IP17 1AB
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The Hill, Westleton

A charming cottage of exceptional quality located opposite the green of this highly sought after East Suffolk village. The ever popular village of Westleton lies about six miles northeast of the market town of Saxmundham, and only just over two miles east of the A12. Set around a traditional village green with shop, cafe, hotel & restaurant, motor vehicle garage, and thriving village store and post office. The coastal village of Dunwich, RSPB Minmere, and National Trust Dunwich heath are all close by.

5 3 3 E

Council Tax Band: E





DESCRIPTION

Pond House is a truly delightful period cottage, offering exceptional space, versatility, and charm in a picturesque setting overlooking the expansive Westleton Village Green and its idyllic pond.

The property's attractive cottage façade is beautifully balanced, with a central entrance framed by multi-pane glazed windows and rendered elevations beneath a pantile-covered roof. A substantial two-storey rear extension enhances the home, creating a spacious and thoughtfully appointed family residence that blends character with modern comfort.

A glazed entrance porch leads into an elegant reception hall, rich with exposed wall and ceiling timbers that set the tone for the home's period charm. Reception rooms sit to either side, each enjoying captivating views across the green and pond. The sitting room features an impressive inglenook-style fireplace with brick and half-timber detailing, complete with a wood-burning stove, while oak flooring flows seamlessly throughout the ground floor into a second reception room, also centred around a striking brick fireplace.

To the rear, a hallway provides access to the staircase, a useful cloakroom, and a third reception room. This versatile space enjoys dual aspects, overlooking both the village green and the beautifully landscaped rear garden.

The kitchen is a standout feature—elegantly fitted with bespoke painted cabinetry, hardwood work surfaces, and a matching central island with induction hob. Integrated appliances include an electric fan oven, combination oven, concealed fridge freezer, and dishwasher. The space is enhanced by downlighting, a riven-tiled floor, and bi-fold doors that open onto a terrace, seamlessly connecting indoor and outdoor living. A well-appointed utility room continues the same high-quality finish and provides additional practicality, with a stable door leading out to the driveway.

Upstairs, the principal bedroom enjoys lovely views over the rear garden and glimpses of the green, along with a stylish en suite shower room. The remaining bedrooms are all generously proportioned, many featuring exposed brick chimney breasts and timbers. Three front-facing bedrooms benefit from particularly fine views across the green and pond. Both the principal and guest bedrooms have en suite facilities, while the remaining bedrooms are served by an elegant family bathroom.

Outside

The exterior is equally impressive. A shingle driveway runs along the right-hand side of the property, providing ample parking and access to a detached double garage.

The gardens are a true highlight—professionally designed and beautifully landscaped to create a tranquil, private retreat. A wide paved terrace is arranged across two levels, with steps leading between areas and raised sleeper-edged borders filled with an abundance of flowering plants. Winding shingle pathways meander through richly planted beds, mature shrubs, and trees, offering a sense of seclusion and natural beauty in this peaceful village setting.

Pond House presents a rare opportunity to enjoy refined period living in one of Suffolk's most charming locations.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently E

AGENTS NOTE
the neighboring property has a right of way over the driveway.

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: 21052/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.









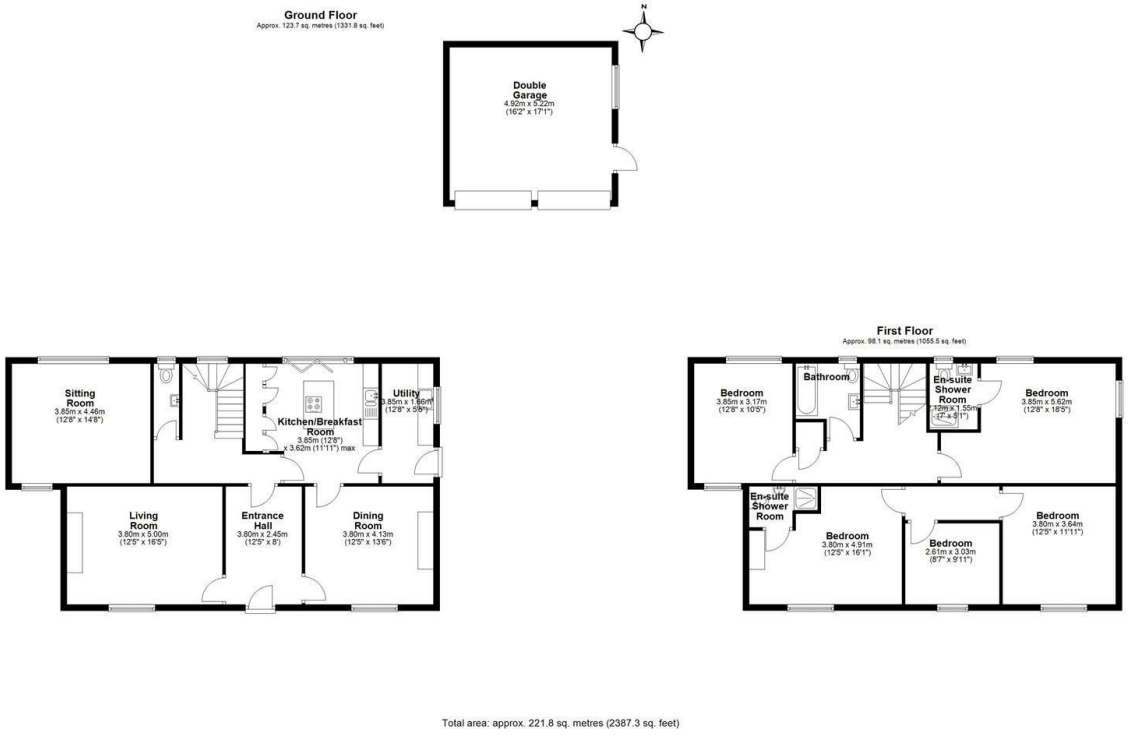












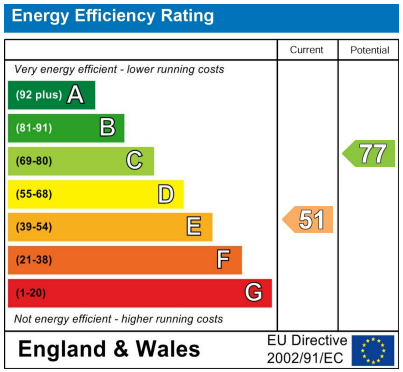


Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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