



Saxmundham, Suffolk

Guide Price £825,000

- A Unique & Versatile Family Home
- Five Bedrooms & Three Bathrooms
- Off Road Parking
- Renovated to an Exceptional Standard
- 2351 sqft of accommodation
- Stunning Walled Garden
- Wealth of Charm & Character
- Grade II Listed & Within the Conservation Area
- Bespoke Kitchen & Wine Cellar

Market Place, Saxmundham

An exceptional Grade II Listed home in a secluded location in the heart of the town. The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including primary school, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool Street.



Council Tax Band: F



DESCRIPTION

Wingfield House offers a rare chance to own one of Suffolk's historic listed homes — a fifteenth-century oak-framed town house, painstakingly restored to award-winning standards. Believed to be Saxmundham's oldest surviving dwelling, this remarkable Grade II listed property was saved from collapse and is now a shining example of sensitive conservation, blending authentic period detail with warmth, character and generous proportions.

Throughout the house there are a wealth of original timbers on show along with original fireplaces and good ceiling heights. The property also now benefits from mains fired gas central heating with refurbished Victorian radiators on the ground floor and heated towel rails in bathrooms along with tv aerial sockets in each bedroom.

Reception Hall with exposed original beams, original brick floor, two cupboards and corkscrew staircase to 1st floor Bedroom / Office / TV Snug. Door to Cloakroom with hand sink and heated towel rail.

Sitting Room contains large fireplace double sided through to the Entrance Hall with Clearview woodburner, original wide width reclaimed floorboards, window to rear garden and access through to open plan Kitchen / Dining Room which is full of light and has double height space with double doors opening into garden. The Kitchen is furnished with contemporary units, integrated appliances and walk in pantry. Access through a glazed hatch in the floor to the Cellar which is racked for 200 bottles and also contains the hot water system. Stairs lead up to the First Floor and three Bedrooms – two with original fireplaces – and the Family Bathroom with roll top free standing bath and separate shower cubicle. A double

cupboard on the landing provides good storage and a separate cupboard contains the boiler and washing machine. A second flight of stairs then leads up to the Second Floor with two further En-Suite Bedrooms and additional cupboard space.

To the rear of the property is a generously sized south west facing terraced garden featuring paved terrace area, ornamental pond, lawns, established shrubs and trees, garden shed with log storage and rear access gate. At the front of the property is off street parking for two vehicles and a side gate with access to the back garden.

The quality of workmanship and exceptional attention to detail was recognised in 2020 when Wingfield House won first place in the East Suffolk Quality of Place Awards

Wingfield House offers the opportunity to own a historic period house in the centre of the town with all the conveniences that offers within easy walking distance.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently F.

SERVICES

Mains, gas, electricity, water and drainage.

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: 20977/RDB.

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.





Wingfield House, Saxmundham

Total Area: 218.4 m² ... 2351 ft² (excluding wine cellar)

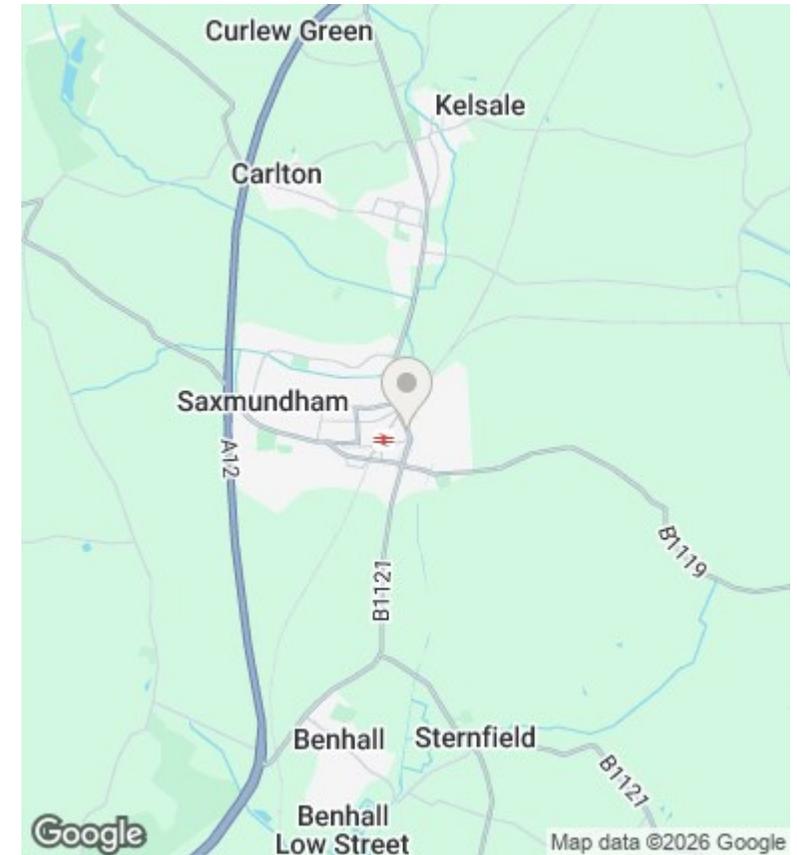


Conveyancing, Surveys & Financial Services

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