



Aldringham, East Suffolk

Guide Price £795,000

- Individual detached family home, extensively remodelled and extended, in sought-after Aldringham
- Light-filled accommodation with large double-glazed windows and high-quality finishes throughout
- Three double bedrooms with fitted wardrobes and a luxurious family bathroom
- Elevated position set back from the road with far-reaching countryside views
- Impressive open-plan kitchen/breakfast/living space with integrated appliances and garden access
- Sweeping in-and-out driveway with central planted island and access to double garage with EV charger
- Flexible layout including study and ground floor bedroom with adjacent shower room

Aldeburgh Road, Aldringham

An exceptional detached family home situated at the south edge the sought after village of Aldringham, midway between Aldeburgh and Leiston. This popular village is located about two miles south of the well served town of Leiston and the nearby market town of Saxmundham. Aldeburgh is a renowned seaside town with a vibrant mix of shops and restaurants, long shingle beach and bordered by the beautiful rive Alde. Saxmundham not only contains a Waitrose and Tesco's supermarkets, but also a branch railway station which, with a change at Ipswich onto the Inter-City line, leads to London Liverpool Street. The Suffolk Heritage Coast has a reputation of Outstanding Natural Beauty and includes a vast network of footpaths along river banks and through woodlands and nature reserves, as well as being approximately two hours to London via both train and car.



Council Tax Band: F



DESCRIPTION

Set within the sought-after hamlet of Aldringham, just a short drive from the renowned seaside town of Aldeburgh and the unique coastal village of Thorpeness, this individual mid-20th century detached home has been extensively remodelled and extended to create a truly outstanding family residence.

Occupying an elevated position and set well back from the road, the property enjoys beautiful gardens and far-reaching views over the surrounding countryside. Approached via a five-bar gate and screened by mature hedgerow, a sweeping circular driveway with a central planted feature provides ample parking, turning space, and access to the attached double garage.

The house presents attractively with rendered elevations beneath shallow pitched tiled roofs, complemented by large double-glazed casement windows that flood the interior with natural light. Designed with energy efficiency in mind, the property benefits from 10 PV solar panels and a 7kW battery system, ensuring a comfortable and economical home.

The accommodation is immaculately presented throughout, reflecting the current owners' meticulous attention to detail. A recessed entrance porch leads into a welcoming entrance lobby, providing access to a study overlooking the front garden and the main hallway beyond.

At the heart of the home lies an exceptional open-plan kitchen/breakfast/living room, beautifully appointed with a comprehensive range of high-quality units, integrated appliances and island. This impressive space is dual-aspect, enjoying views

to the front and woodland beyond, while also offering a generous seating area with doors opening onto the patio with steps leading to the garden. A side hallway leads to a utility area and provides direct internal access to the double garage, which is equipped with electric up-and-over doors and an EV charging point.

A ground floor bedroom completed with fitted furniture and served by a stylish cloakroom/shower room, adds flexibility to the layout.

From the main hall, stairs rise to a half landing where glazed double doors open into a striking double reception room. This elegant space is divided into a sitting area, centred around a polished stone fireplace with multi-fuel stove, and a dining area with a wide picture window framing delightful garden views. Further doors connect this room seamlessly to the garden.

On the first floor, a spacious landing leads to three well-proportioned double bedrooms, all featuring fitted wardrobes and enjoying fine views over the gardens and surrounding countryside. These are served by a particularly elegant and luxurious family bathroom.

Outside, the gardens are a standout feature—mainly laid to lawn and bordered by an abundance of flowering plants and shrubs. The grounds gently rise to the rear and are thoughtfully divided into two sections by planted borders. The upper garden features young specimen trees and includes a high-quality garden room, perfect for relaxing in this peaceful location.

In all, this is a superb and versatile family home, offering stylish, energy-efficient living in a highly desirable location close to the Suffolk coast.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently F

SERVICES

Mains electricity and water

VIEWING ARRANGEMENTS

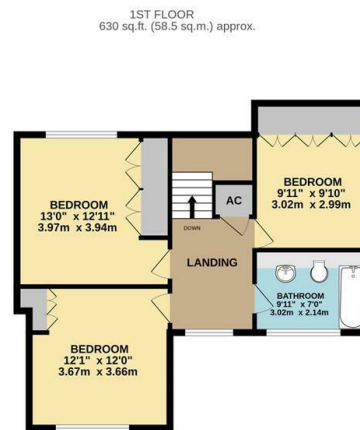
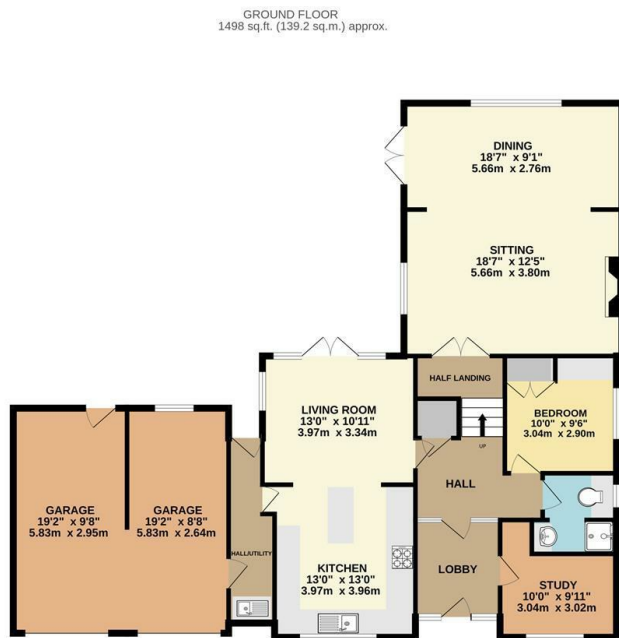
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 21065/RDB.

FIXTURES AND FITTINGS

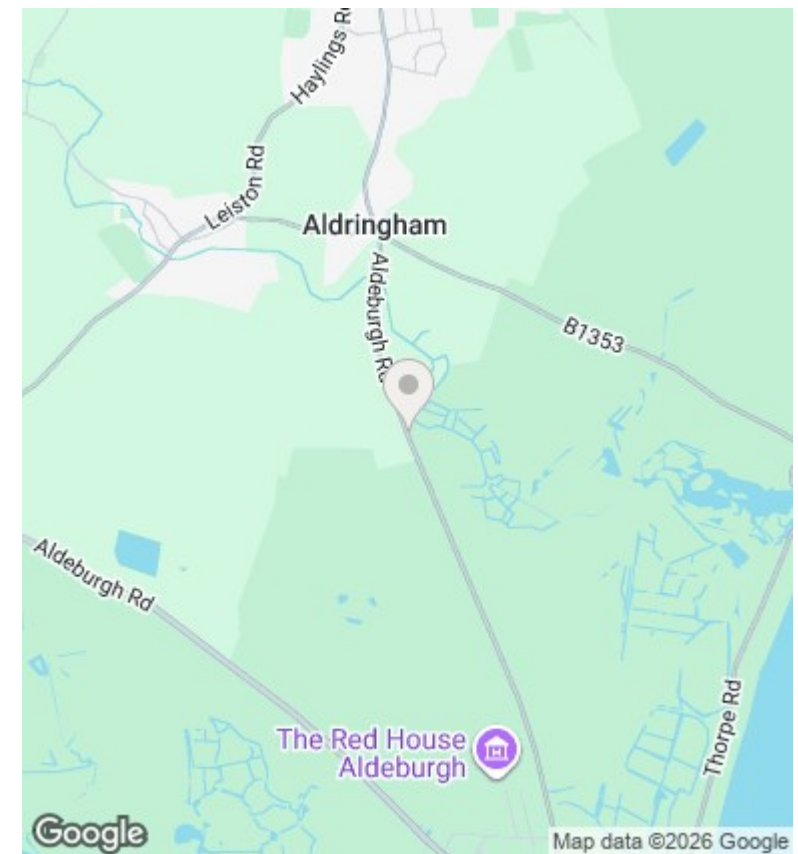
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TOTAL FLOOR AREA: 2128 sq.ft. (197.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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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		82
(69-80)	C		
(55-68)	D	59	
(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