



Snape,

Guide Price £850,000

- Private approach via a sweeping driveway with ample off-road parking
- Self-contained extension perfect for multi-generational use or B&B
- Beautiful, mature gardens extending to over 1.1 acres with veranda and decking
- Substantial detached home in a peaceful, secluded setting
- Predominantly ground floor accommodation with spacious, well-planned rooms
- Range of garden outbuildings including summer house and flexible studio/workspace
- Exceptionally versatile layout, ideal for family living or income potential
- Five bedrooms, all with en-suite facilities and garden views
- EPC -

Snape

An exceptional home, beautifully presented, standing in a delightful secluded location at the edge of this wonderful East Suffolk village. Snape is home to the internationally famous Snape Maltings Concert Hall, surrounding shops and café, Snape is equidistant between the Mediaeval fishing village of Orford and the popular resort town of Aldeburgh, both within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and all connected by the Rivers Alde and Ore. The nearby market town of Saxmundham benefits from a branch line railway station that connects to London Liverpool St via Ipswich and two supermarkets and only a few miles away Friday Street Farm Shop, with café, butchers and fishmongers, sells local produce and groceries.



Council Tax Band: E



DESCRIPTION

Set along a private track, the approach immediately sets the tone—peaceful, secluded, and quietly impressive. A sweeping driveway curves gracefully in front of the house and continues to the side, offering generous off-road parking and a sense of arrival befitting this substantial home.

This is a property where space, flexibility, and setting come together beautifully. Having been thoughtfully extended and reimaged over the years—most notably with a significant addition in 2015—the house now delivers exceptionally versatile accommodation suited to modern lifestyles. The extension can function independently from the main residence, making it ideal for multi-generational living, guest accommodation, or even boutique bed and breakfast use, without compromising privacy.

Inside, the layout has been carefully designed to provide both flow and functionality. The majority of the accommodation is arranged across the ground floor, creating ease of living, while a striking first-floor bedroom enjoys elevated views across the gardens—an ideal retreat within the home. Generous proportions, all bedrooms have exceptional ensuite facilities, and well-balanced reception rooms ensure the house adapts effortlessly to family life, entertaining, or hosting guests.

What truly elevates this home, however, is its setting. The grounds—extending to over 1.1 acres—are a defining feature: private, mature, and wonderfully established. Expanses of lawn are interspersed with specimen trees and shrubs, creating a natural sense of structure and seasonal interest. A veranda and large decked terrace provide seamless indoor-outdoor living, perfect for

entertaining or simply enjoying the tranquillity of the surroundings.

Additional outbuildings—including a charming summer house, a versatile former school room, and further stores—offer exciting potential for hobbies, workspace, or leisure use, enhancing the overall flexibility of the estate.

Altogether, this is a home of rare adaptability, set within superb grounds that offer both beauty and privacy—equally suited to family living, income potential, or a peaceful countryside retreat.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently E

SERVICES

Mains electricity and water. Private drainage. LPG tank for central heating.

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: 21050/RDB.

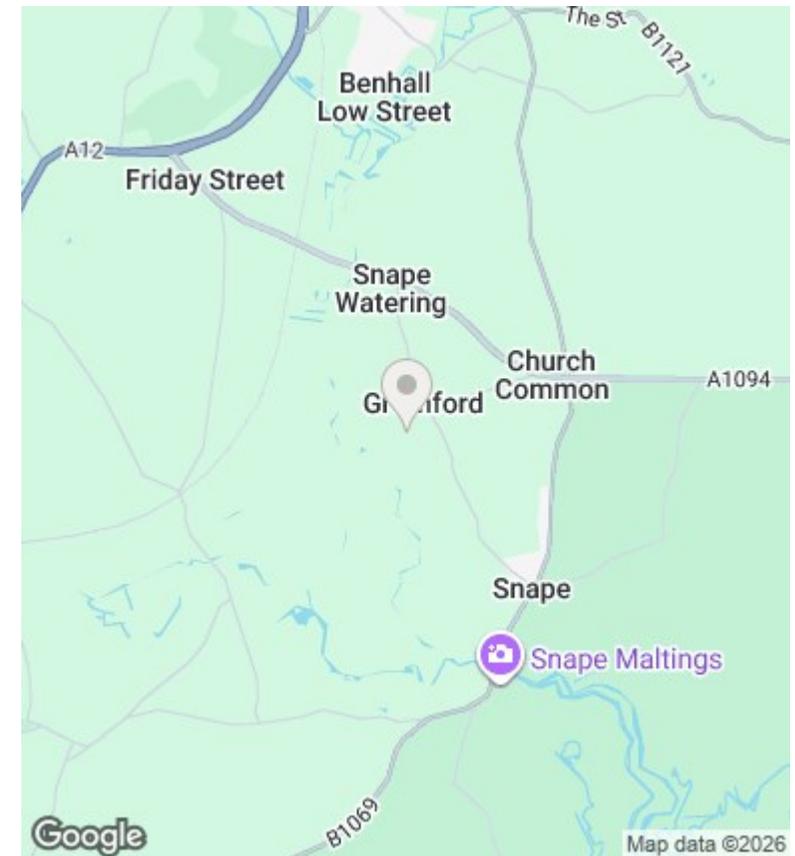
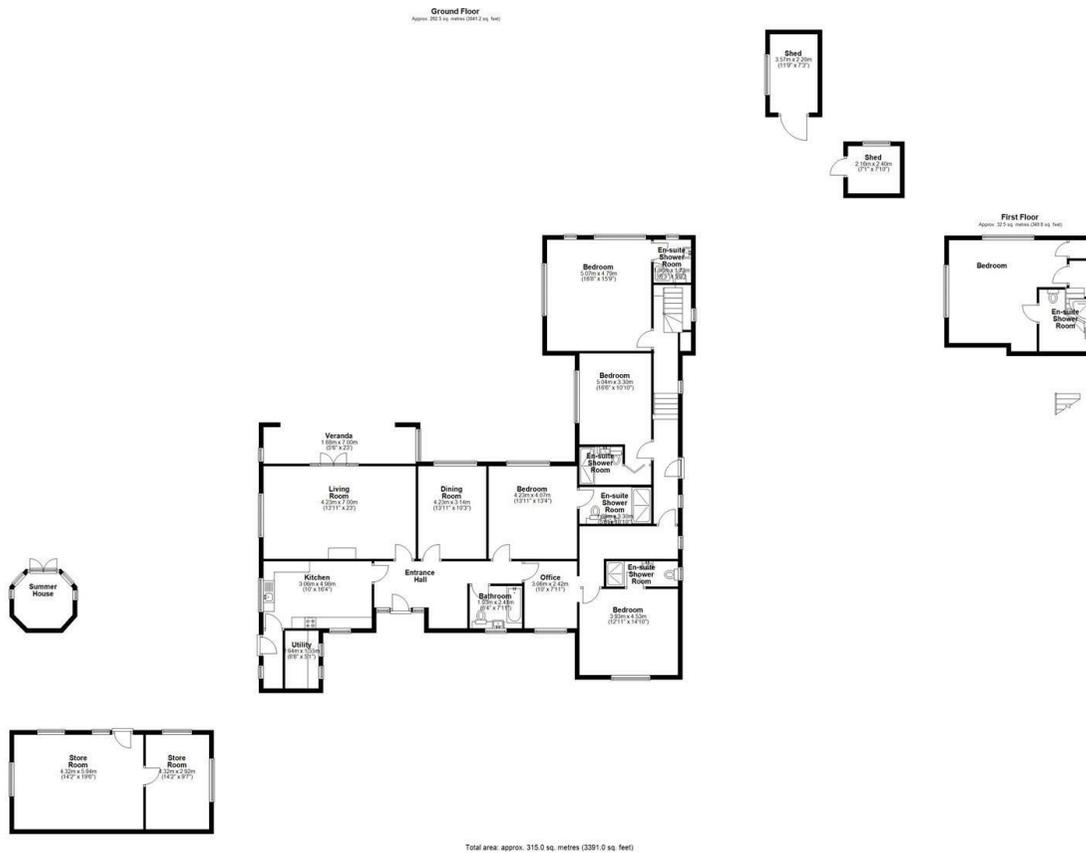
FIXTURES AND FITTINGS

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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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