



## Aldeburgh,

Guide Price £1,195,000

- Exceptional Design & Specification
- Gas Central Heating & Double Glazing
- Two Reception Rooms & Open Fireplace
- Private Gardens with Large Terrace & Studio/Home Office
- Entrance Lobby, Reception Hall & Ground Floor Shower Room
- Large Principle Bedroom Suite With Balcony
- Ample Parking & Double Garage
- Large Open Plan Kitchen/Dining/Living Room
- EPC - C

# Saxmundham Road, Aldeburgh

A distinctive detached period house of exceptional quality having undergone a complete renovation creating an outstanding family home in this prime location at the edge of Aldeburgh, an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features an eclectic range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths. Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.



Council Tax Band: F



## DESCRIPTION

This outstanding, architecturally remodelled and comprehensively renovated detached residence offers a rare blend of timeless elegance, modern design, and luxurious comfort. Set well back from the road, screened by new feather board fencing the property is approached via a five bar gate opening to generous forecourt providing ample off-road parking and access to a detached double garage, all set within a third of an acre mature and landscaped garden (subject to measured survey) which wraps around the property ensures privacy and seclusion provided by a screening canopy of neighbouring trees.

Upon entering, you are welcomed by a refined entrance lobby that leads into an impressive central reception hall where a beautifully crafted staircase sweeps upwards to a galleried first-floor landing and elegant herringbone flooring which continues throughout the principal rooms. This space immediately sets the tone for the exceptional quality and attention to detail evident throughout the home.

To the rear of the property, expansive glazed doors open into a stunning open-plan kitchen, dining, and living space—the true heart of the home. This light-filled area is fitted with premium bespoke kitchen cabinetry, state-of-the-art integrated appliances, and sleek quartz worktops. Two sets of full-width bi-folding doors seamlessly connect the interior with a wide porcelain-tiled terrace, perfect for alfresco dining and entertaining, overlooking the beautifully maintained gardens. A well planned and equipped utility and plant room with entrance door leads to the terrace, side passageway and garage.

To the west wing, two generously proportioned reception rooms provide flexible living space ideal for formal entertaining or relaxed family gatherings. One of these elegant rooms features a striking corner fireplace and both benefit from deep-set windows that frame tranquil garden views and flood the rooms with natural light.

Upstairs, the spacious galleried landing leads to four well-appointed double bedrooms. The principal suite is a luxurious retreat, featuring extensive fitted wardrobes, a sleek and stylish en-suite bathroom complete with twin stone-topped basins and a large walk-in rainfall shower. Casement doors open onto a magnificent west-facing balcony that provides a peaceful spot to enjoy elevated views across the landscaped garden and the leafy tree canopy beyond.

The second bedroom also benefits from its own private en-suite, while the two remaining double bedrooms are served by a beautifully finished family bathroom with high-end fixtures and fittings.

This exceptional home combines traditional architectural charm with contemporary sophistication and is perfectly suited to modern family life. Rarely does a property of this calibre come to the market, offering such a refined standard of living in a peaceful yet highly accessible location.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently F

## SERVICES

Mains gas, electricity, water and drainage.

## VIEWING ARRANGEMENTS

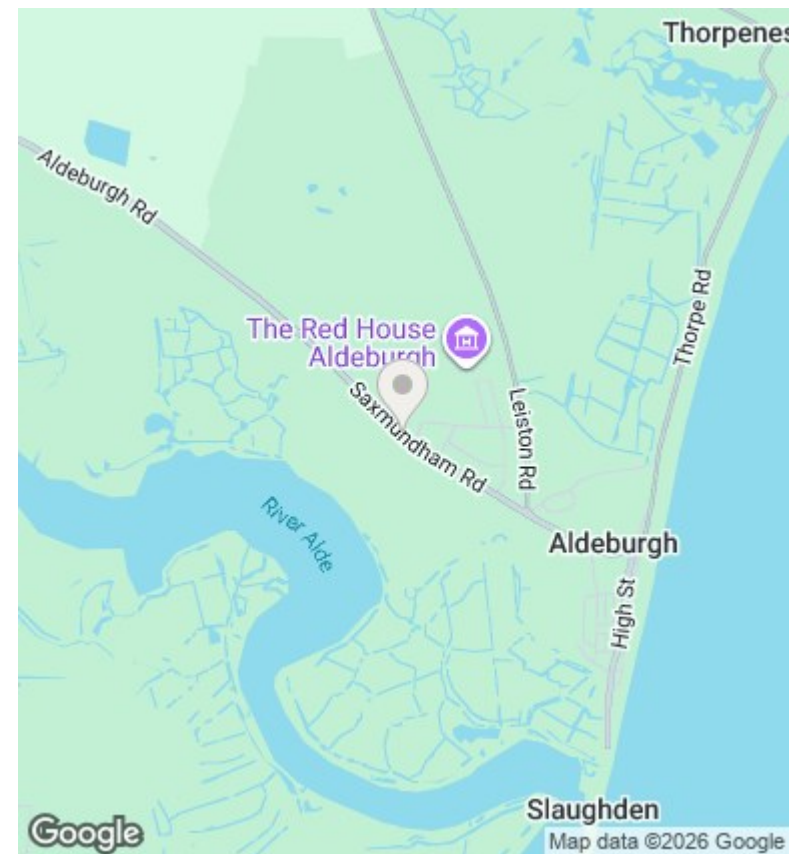
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk) Tel: 01728 452469 Ref: 20845/RDB.

## 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		82
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)