



Rose Cottage
1 Chalfont Drive | Benhall | Suffolk | IP17 1AQ

FOR ALL THE FAMILY



“A handsome home spread over three floors, where family can gather or spread out and do their own thing.

A bright and welcoming property with a versatile layout and all the advantages that this can bring.

The potential for income with a useful annexe, or an attractive flat on the very top floor.

Wrap around gardens offer seclusion and privacy, while the convenient location is a bonus for sure!”







- A beautifully presented Detached Family Home with Flexible Living Accommodation
- Located in the Village of Benhall and a Short Drive to the Heritage Coast
- The Accommodation is Spread over Three Floors
- Large Welcoming Entrance Hall
- Six bedrooms, Two En-Suites and a Further Two Bathrooms
- Four Reception Rooms
- Double Garage with One Bed Annexe Above and Ample Off Road Parking
- The Property and Garage/Annexe extends to 4,591sq.ft
- EPC Rating: C

A beautiful balance of country living and access to amenities, this impressive home sits just a few minutes' drive from the pretty market town of Saxmundham. Living here you can enjoy everything that the town has to offer, while also being able to relax and unwind back at home, with lovely green views from the house and a sunny, secluded garden.

Putting Down Roots

The current owners are the only ones ever to have lived at this property, having built it back in the 1990s. It's been a great home to them and they have enjoyed raising their family here. They bought the land with planning permission for a home that sits comfortably in its surroundings, the design a nod to the period Suffolk farmhouses that can be found dotted around the area. Inside, they've been able to design a home that's perfect for modern family lifestyles and is as practical as it is appealing, with plenty of storage, including two enviable walk-in wardrobes.

A Warm Welcome Awaits

You enter into a bright entrance hall that sets the tone for what's to come – each room in this home is well-proportioned. Double doors open onto the sitting room to one side and the dining room to the other, with the stairs in front of you, and access to the kitchen and study or snug too. Head into the sitting room and you'll see it also has doors into the conservatory beyond, so you can open up the space for a comfortable flow in the summer months or when you're entertaining. The dining room is dual aspect and would also make a lovely playroom or music room, then the study or snug is a nice place in which to tuck yourself away. There's a breakfast bar in the kitchen, where you can sit with your morning coffee, and the house also has a useful utility room. On the first floor is the spacious principal bedroom with dual aspect views over the garden and surrounding country side. The bedroom features a walk-in wardrobe which is an absolute dream for storage. There is also a large en-suite bathroom with a double ended bath, a bidet and separate shower. The first floor also accommodates three further double bedrooms as well as the family bathroom, which is also fitted out with a bath, bidet and shower.

On the top floor you'll find two more bedrooms, two shower rooms (one of which is an en-suite) another walk-in wardrobe, plus ample further storage. There certainly is a place for everything here! This top floor would make a great suite as a bedroom and sitting room and already has a kitchenette in place. Teens will surely want to bag this for themselves, and it's also great for guests.

Perfectly Placed

Outside, the attractive timber-clad garage has an annexe above, which the owners have rented out in the past. It would be perfect for adult children living at home, or for an au-pair, and would also bring in a useful income if you continue to let the property. The gardens wrap around all sides, so you can follow the sun around all day, and wherever you sit here, you're well away from any neighbours or passers-by. The owners' children used to love playing out here and riding their bikes – it's a lovely spot for kids. Despite the rural feel and green outlook, you're just outside Saxmundham, with everything you need from supermarkets to schools, station to sports clubs. The beautiful Suffolk coast is also within easy reach, so it's a great base from which to enjoy all that this desirable area has to offer.











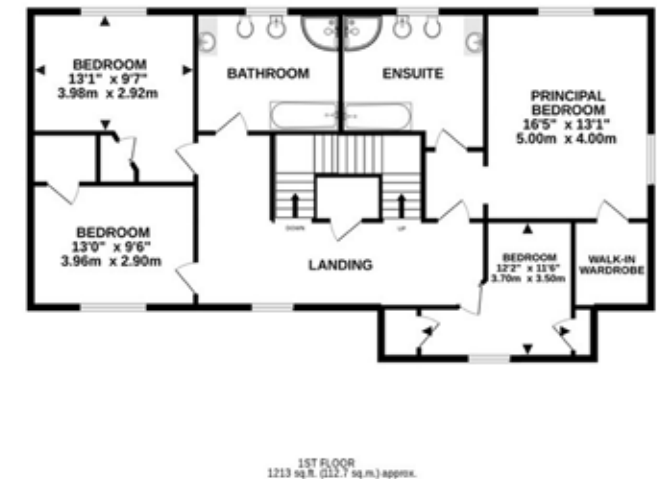
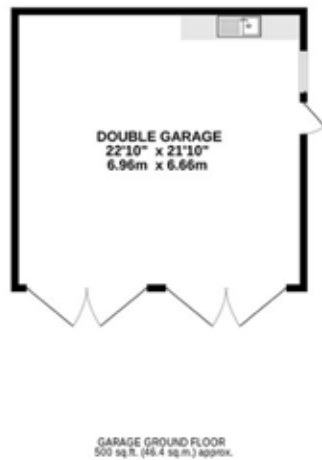
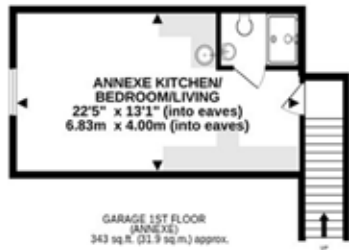












TOTAL FLOOR AREA : 4591 sq.ft. (426.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2022

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. *These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

Benhall is conveniently situated half way between Ipswich and Southwold, astride the A12 road. Public transport is provided by rail, with Saxmundham Railway Station being on the Ipswich to Lowestoft line. Local children attend primary in Benhall and Saxmundham and there are also High Schools locally as well as further afield in Framlingham and Woodbridge.

How Far Is It To...

Benhall is situated 6.5 miles from the quintessentially English seaside town of Aldeburgh on the Suffolk Heritage Coast, with its independent shops, bars and restaurants. Southwold is 15 miles to the north. The market town of Saxmundham is just over a mile away and benefits from a train station with links to London Liverpool Street via Ipswich. The town of Ipswich is 27 miles drive to the south.

Directions

From Beccles, take the A145 London Road until you reach Blythburgh. Turn right onto the A12 and continue along this road until and through Yoxford. After the sign for Benhall Church, take a left hand turn on to the B1121 and continue on this road and passed the crossroads of Grays lane and Forge Close. Chalfont Drive will be found shortly after on the right hand side.

What Three Words Location - albums.ferried.bounding

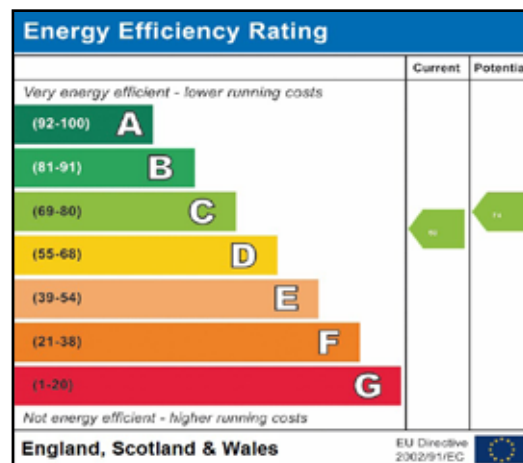
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage
 East Suffolk Council – Council Tax Band B
 Freehold



Fine & Country Waveney Office
 23a New Market, Beccles, NR34 9HD
 01502 533383



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The Fine & Country Foundation, charity no. 1160989
Striving to relieve homelessness.

Please visit fineandcountry.com/uk/foundation

follow Fine & Country Beccles on



Fine & Country Waveney
23a New Market, Beccles, Suffolk, NR34 9HD
01502 533383 | beccles@fineandcountry.com

