



THE VALE HOUSE  
FROSTENDEN CORNER FROSTENDEN





Fabulous family home located in a tucked away location with stunning rear extension and beautiful gardens.

Entering the property through the front door which leads to a central hallway with stairs rising to the first floor. The hallway also gives access to a useful utility room and ground floor WC. The main triple aspect sitting room is located at one end of the property and enjoys lovely views over the garden and countryside opposite. The room is generously proportioned and holds enormous character. Located across the hallway is dining room which looks over the front garden and opens to the kitchen which is fitted with a good range of units and an oil fired Aga.

Moving from the kitchen through a rear hall with built in pantry leads to a garden room which links with the utility room and connects the main house to an incredible rear extension providing a stunning two storey annex. The annex has a separate kitchen fitted with a good range of units and a lovely open plan split level sitting/dining room with woodburning stove. On the first floor a walkway leads to a mezzanine bedroom which overlooks the rear garden and has the use of an ensuite shower room.

Returning back to the main house and moving on to the first floor where a generously sized landing area provides flexibility in its use whether it be as study area or open bedroom. There are three double bedrooms on this floor served by a family bathroom and an additional shower room.

Outside, to the front, is a gravel driveway which leads to a single garage which has storage above. The gardens at The Vale House are beautifully designed and really compliment the house. Viewing is highly recommended to fully appreciate just how lovely this home is.

Frostenden is a village just a few minutes drive from the seaside town of Southwold and approximately 2 miles from the village of Wangford where you can find a village shop, public house, farm shop and more. Further amenities are available in nearby towns of Beccles and Halesworth, both of which are less than 10 miles away.

#### TENURE

Freehold



2+1



4+1



2+1











### EPC - C SERVICES

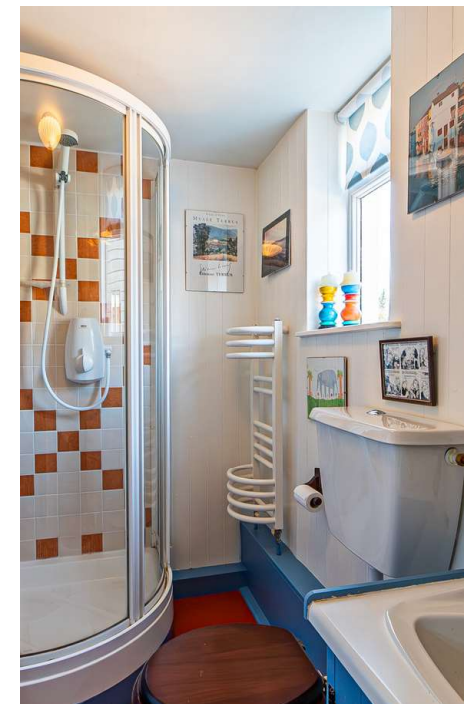
Main water and electricity are connected. Drainage to a private system. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

### VIEWING

Strictly by appointment with the agent's Southwold Office.

### LOCAL AUTHORITY

East Suffolk Council. Band F







FLEXIBLE  
ACCOMMODATION



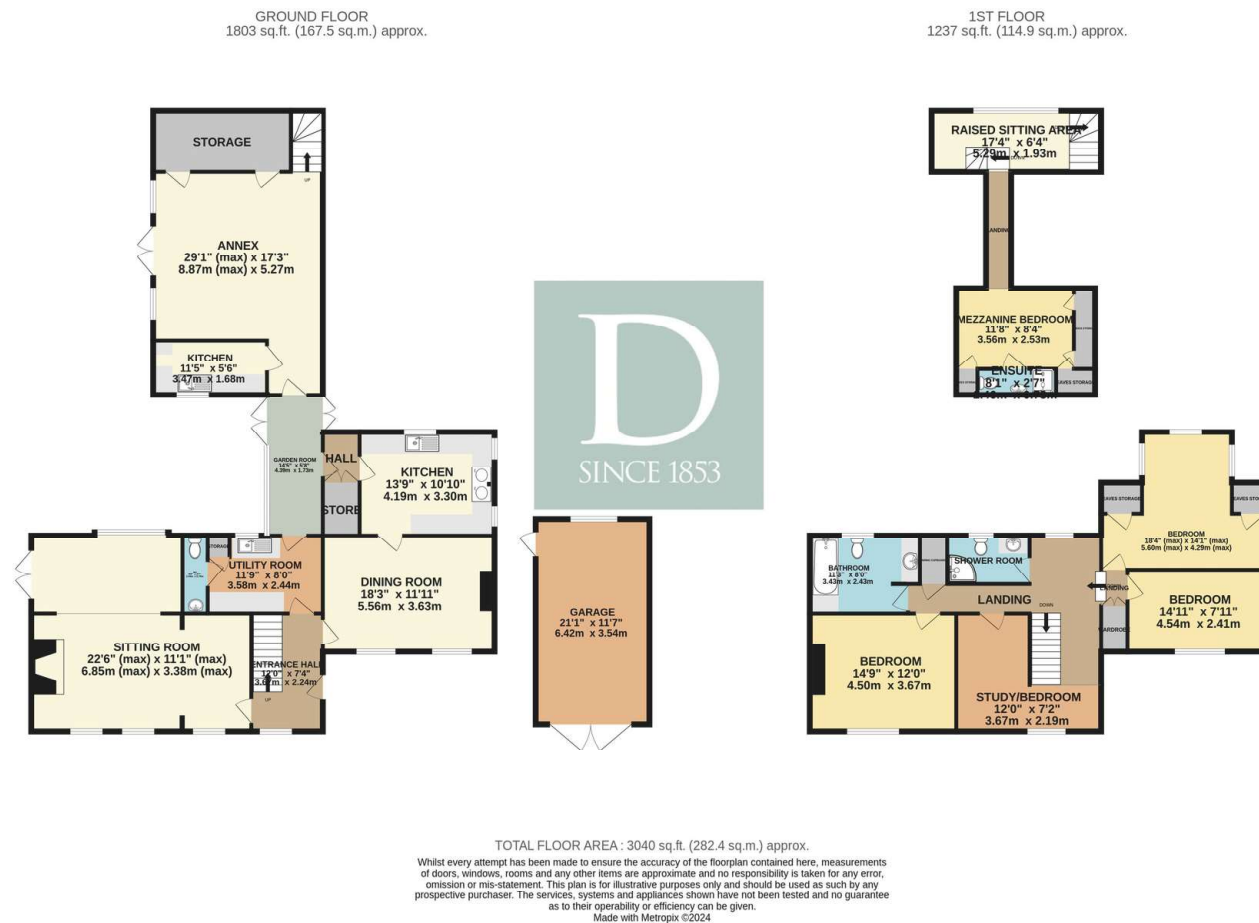








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