



The Maples
London Road | Shadingfield | Suffolk | NR34 8DF

AS FAR AS THE EYE CAN SEE



“With wrap around gardens surrounded by fields, wherever you look here you’ll see greenery and wildlife under spectacular wide-open skies.

This is a truly tranquil setting and a lovely place where you can fully relax, yet it’s also close to a number of well-served towns, main roads and transport links.

A bespoke build for the owners, and only a few years old, this home has charming cottage character combined with contemporary comforts, the best of both worlds!”



KEY FEATURES

- An immaculately presented Detached Family Home, located in Shadingfield and in close proximity to Beccles and the Coast
- The Current Owners had this Property built by Reputable Local Builders
- Three Bedrooms; One on the Ground Floor
- The Principal Bedroom benefits from an En-Suite Bath/Shower Room and a Dressing Room
- The Guest Bedroom benefits from an En-Suite Shower Room
- Kitchen/Dining Room with Separate Utility Room and Ground Floor Shower Room
- Sitting Room with Feature Fireplace and a Study Area to the Landing
- Sitting in a Generous Plot measuring 0.5 of an acre (stms) with Stunning Rural Views
- Double Garage and Off Road Parking for Several Vehicles
- The Accommodation extends to 1,794sq.ft
- Energy Rating: B

Set in glorious open countryside whilst being well connected for everyday amenities, this attractive modern home offers oodles of space both inside and out with no work to do. A wonderful place to call home, whether for a family or couple, this would be a lovely location in which to raise children or have the grandchildren to stay.

A Bespoke Build

Built a few short years ago by the owners to a one-off design, this is a home that's been carefully considered and beautifully finished. The builders were local family firm Gilbert Builders, who specialise in new build residential projects and were the ideal choice to make the owners' vision a reality. You'll notice the detailed brickwork and feature chimney, adding to the pretty porch, weatherboarding and welcoming frontage. There's also underfloor heating on the ground floor, keeping things cosy when it's cold outside, and plenty of storage throughout, including a walk-in wardrobe for the master.





KEY FEATURES

Beautifully Finished

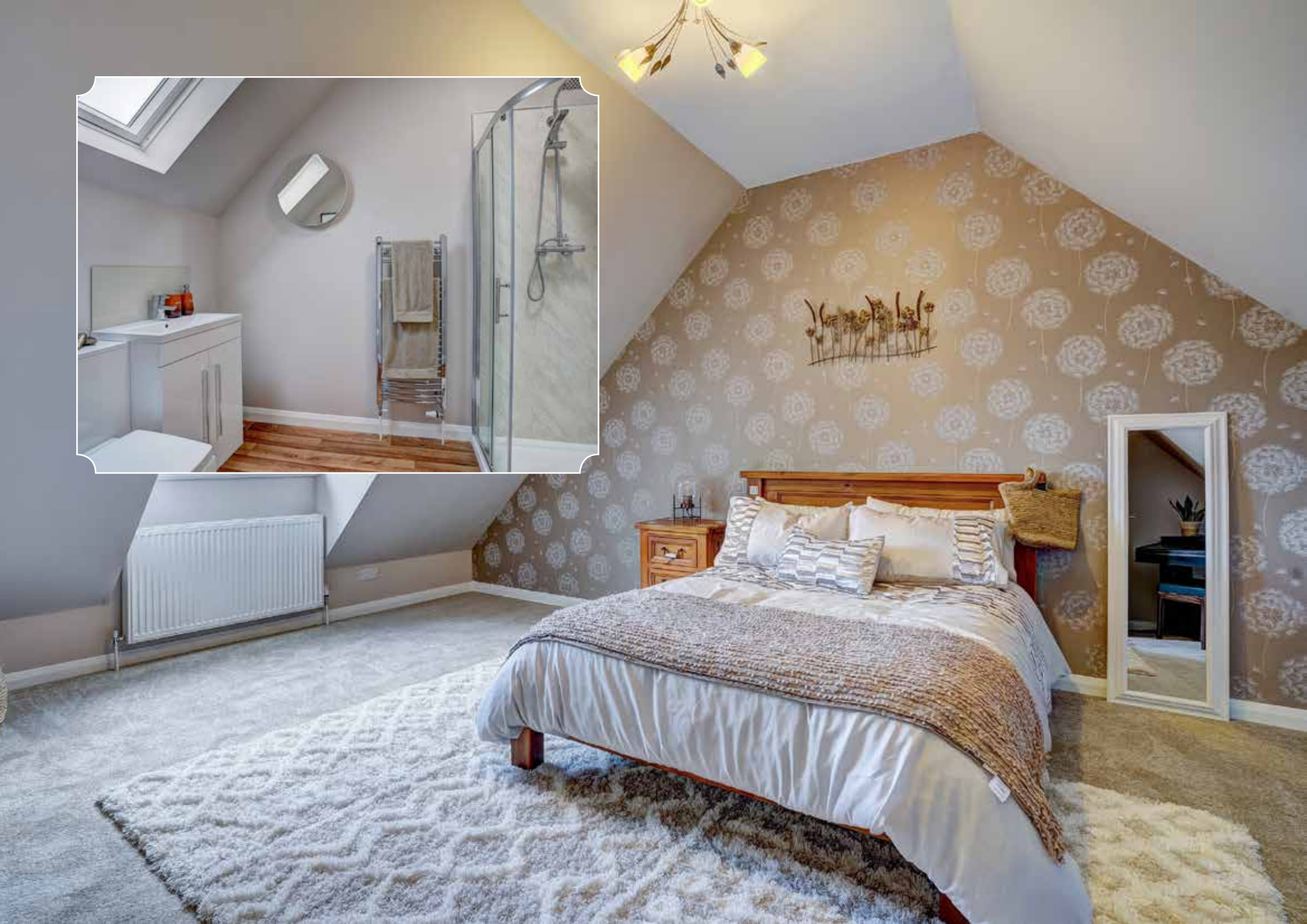
Step inside and straight away you get a sense of the light and space in here. To one side is the sitting room, dual aspect with a large window to the east for morning sun and French doors to the west, framing the sunsets. The owners confirm that the chimney is in full working order and a log burner could be fitted here if desired. On the opposite side of the house is a ground floor bedroom that could also be used as a study, playroom or snug and is again a good size. Beyond this you have the heart of the home – the beautiful kitchen with room for both seating and dining, as well as a breakfast bar and access to a utility room. Bifold doors open wide so you can spill out into the garden when you're entertaining. The owners love hosting friends and family here and love to serve buffets and barbecues. Upstairs, the large landing doubles as a study, and both bedrooms are generous doubles with modern en-suites, one with a feature roll top bath.

Embracing Country Life

There's a gorgeous green view from every window here and the owners have created lovely gardens, totally transforming the overgrown wilderness that was here before. Bursting into life from spring, highlights include a David Austen rose chosen for its wonderful scent. The plot extends to around half an acre in total, which means you could potentially extend the house in future, or go up into the garage loft, subject to planning. The owners love spending time outside or in the pretty summerhouse and feed the birds, attracting a wide variety of wildlife, including buzzards, pheasants, partridges and more. You'll see deer in the fields, and rather unusually, an eagle that is brought here to fly from a local sanctuary. There are also lovely walks here, with a choice of footpaths nearby and a bridlepath on the Sotterley estate. You can go for miles and hardly see another soul. There's an excellent farm shop just down the road in one direction and a popular pub in the other. You're close to Beccles, Halesworth and Southwold, so you can browse the very best of the area and make the most of coast and countryside.





















INFORMATION



On The Doorstep

Shadingfield is a small rural village situated between Southwold and Beccles. The Shadingfield Fox is a country pub and restaurant and is located close by. Nearby Southwold is a charming north Suffolk unspoilt seaside town on the Suffolk heritage coast with its working lighthouse, beach huts, pier, busy harbour, cliff top canon and of course the beach. Southwold is a quintessentially English resort town. Beccles is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town. There is a bus station with a daily service to London (Victoria) and a local daily service to Loddon and regular services to Lowestoft, Norwich and many of the smaller villages around. The Beccles train station offers a direct line to London's Liverpool Street.

How Far Is It To?

Norwich lies approximately 18 miles north west of Beccles and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth and Lowestoft are easily accessible. The attractive market town of Diss is about 13 miles south west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

Directions - Please Scan The QR Code Below

Leave Beccles on the A145 London Road and continue along this road through the villages of Weston and Willingham St Mary. When you reach the village of Shadingfield and reach the North Green Farm Shop, the property will be found shortly after on the right hand side.

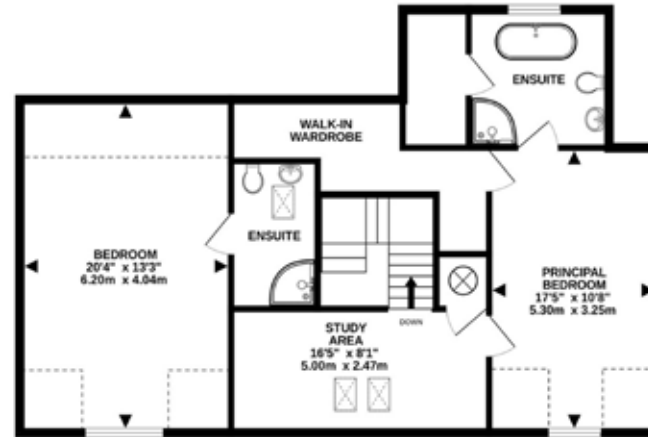
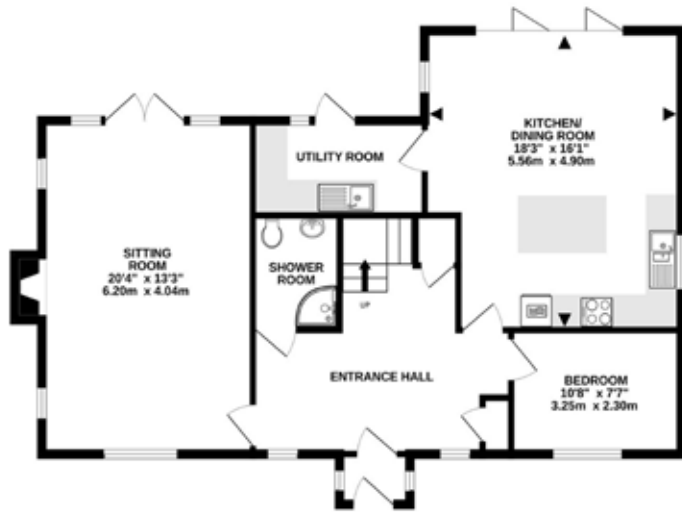
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...
[unpacked.beads.bombard](https://www.threewords.com/)

Services, District Council and Tenure

Air Source Heating; Mains Water; Water Treatment Plant Drainage
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
East Suffolk Council; Council Tax Band E
Freehold

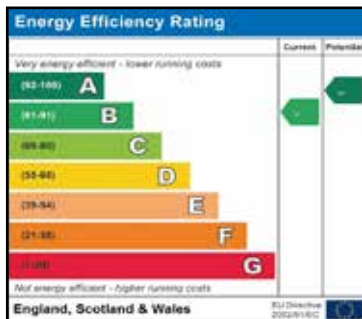




FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1794 sq.ft. (166.7 sq.m.) approx.
TOTAL FLOOR AREA : 2260 sq.ft. (210.0 sq.m.) approx.

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
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GARAGE
466 sq.ft. (43.3 sq.m.) approx.



Agents notes: All measurements are approximate 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.





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