

EST.  1993

# JENNIE JONES

ESTATE AGENTS



The Royal Oak, Westleton, Suffolk, IP17 3AW.

Offers in Excess of

£795,000

## **SUMMARY OF THE ACCOMMODATION**

**SPACIOUS SITTING ROOM; DINING ROOM; STUDY AREA; KITCHEN; UTILITY ROOM; GROUND FLOOR BATHROOM AND CLOAKROOM; CELLAR; THREE FIRST FLOOR BEDROOMS; FAMILY BATHROOM; GARAGE; STORE ROOM; DRIVEWAY; FRONT AND REAR GARDEN.**

### **THE PROPERTY**

A most attractive detached period property with character and charm, located in a sought after position on the green and close to all local amenities. Formerly two properties, a public house and a smithy, the property benefits from spacious accommodation, an abundance of original features and a pretty garden. A front entrance door opens to the sitting room with ceiling and roof timbers, an inglenook fireplace and brick flooring. There is an opening to the study area and to the dining room, stairs to the first floor accommodation and stairs to the cellar and a door to the utility room and garage. The kitchen with windows to both sides has bespoke hand made units, worksurfaces, sink, built in oven and hob and a central island. A second staircase leads from the kitchen to the third bedroom with a window overlooking the garden, part sloping ceiling and a built in cupboard and access door to roof storage. A door from the kitchen leads to the rear lobby with door giving access to the garden, a ground floor bathroom and cloakroom. To the first floor are two further bedrooms and family bathroom. Bedroom one has a window to the front aspect and attractive feature brick fireplace. The second bedroom has a window to the front and feature brick wall. The family bathroom has a shower cubicle, vanity style wash basin and low level WC. To the front of the property is a driveway giving off street parking and a garden. The garage has power, lighting and two store rooms. The enclosed rear garden is mainly lawn with borders containing mature planting and a brick built garden store.

An internal inspection of the property is strongly recommended in order to fully appreciate the character and the high standard of accommodation offered.

### **LOCATION**

The property is located on the green in the very popular village of Westleton just over two miles from the coast. The village has an excellent range of amenities including two pubs/restaurants and post office stores. There is a garage and a second hand bookshop and the village is well known for its lovely village green. There is a railway station at the neighbouring village of Darsham which offers a regular service to London Liverpool Street via Ipswich which takes approximately two hours. The market town of Saxmundham has a Waitrose and Tesco supermarket together with good local high street shops and the historic coastal town of Aldeburgh and Southwold are both within easy driving distance, both offering golf and sailing clubs. Other local attractions include Snape Maltings which is an internationally renowned music venue and home of the Aldeburgh Festival, the ancient castles at Orford and Framlingham and there are good farm shops at the neighbouring villages of Darsham and Middleton.

**LOCAL AUTHORITY**

East Suffolk Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT  
01394 383789

**COUNCIL TAX BAND= F**

**SERVICES:** Mains water, electricity and drainage. Central heating by electric system.

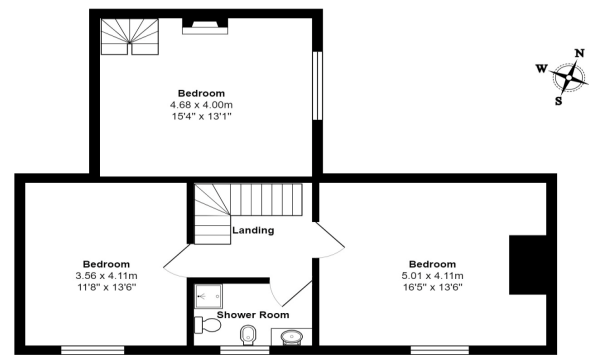
**VIEWING**

By appointment through Jennie Jones Estate Agents:

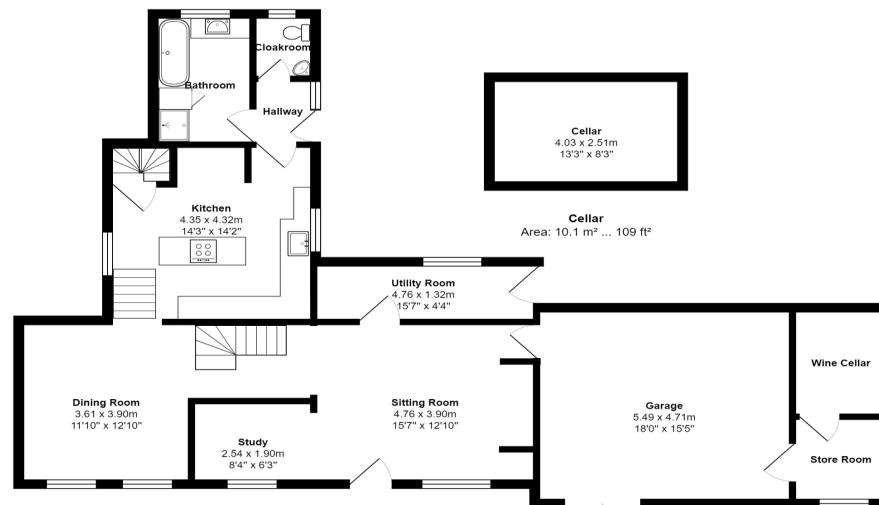
**SAXMUNDHAM OFFICE**(01728) 605511

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = G**



**First Floor**  
Area: 66.8 m<sup>2</sup> ... 719 ft<sup>2</sup>



**Ground Floor**  
Area: 118.0 m<sup>2</sup> ... 1270 ft<sup>2</sup>

**Total Area: 194.9 m<sup>2</sup> ... 2098 ft<sup>2</sup>**  
All measurements are approximate and for display purposes only

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.











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