



Neptune House  
51 Rendham Road | Saxmundham | Suffolk | IP17 1EA

# TALK OF THE TOWN



“This impressive family home sits in a superb position within the desirable town of Saxmundham, walking distance from schools, shops, the station and more, looking out over green space with a football field and skate park. Enormously versatile and wonderfully spacious, this is a home that will rise to every occasion and would be perfect for a large or sociable family or for multi-generational living.”



# KEY FEATURES

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- A Spacious Detached Family Home situated on the Outskirts of the Village of Saxmundham
- A Perfect Home for Multi-Generational Living
- Five Bedrooms; Five Bathrooms including Three En-Suite Shower Rooms
- Kitchen/Breakfast Room with Pantry, Separate Utility Room and Prep Kitchen
- Four Reception Rooms plus a Study
- Integral Double Garage with Ample Parking provided by the Driveway
- Attractive & Private Rear Garden
- Short Walk to Local Train Station and a 10 Minute Drive to the Attractive Coastal Town of Aldeburgh
- The Accommodation extends to 3,316sq.ft
- Energy Rating: D

Saxmundham is a popular place to live, as it has everything you need on the doorstep and is home to a vibrant and friendly community. This home is perfectly placed to make the most of it all, and has easy access across the wider area too, so you can enjoy days out on the coast, nature walks and plenty more besides.

## Family Friendly

There's so much to see at this appealing and well-proportioned home that it's hard to know where to begin! The current owners were drawn here by the space on offer and have used it well, with frequent visits from family and friends. Prior to that it was owned by a family who loved hosting social occasions – and it certainly lends itself to this. With spacious rooms where you can gather together, plus enough space to spread out and do your own thing, you cover all bases here. There's potential for multiple generations to live together, with not one but two options, and the property works incredibly well as a warm and welcoming family home. It perfectly balances the flow of open plan accommodation with clearly defined rooms. During their time here the owners have made a few upgrades to the property, including improvements to the boiler and water softener, so the whole property comes to the market in good condition, ready and waiting for you to enjoy it all.





# KEY FEATURES

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## Meeting All Your Needs

As soon as you enter, you can see right down through the house and straight away you'll want to explore. The kitchen sits at the front of the house and has a breakfast bar where people can congregate, as well as a separate and very useful pantry. Behind this is a shower room and prep kitchen, with a bright and comfortable snug – these three rooms would work as ground floor, semi-independent accommodation for an adult child living at home or for an elderly parent with limited mobility. You also have a fabulous central dining room, complete with bifold doors to the patio and a wood burner for winter nights. A great size room, this is perfect if you hold regular dinner parties or Sunday lunches for all the family. It's open to the hall and to an inner hall that works as a garden room, again with doors to the patio. Beyond this is the star of the show – a huge sitting room with an attractive feature brick chimneybreast housing another log burner, a dual aspect room with doors to the garden and plenty of space for parties. The vaulted ceiling and feature beams give it a lovely cosy feel despite its rather grand proportions. To the other side of the house, behind the double garage, is a study and utility room – another option for an annexe, this time with its own outside access. Upstairs all five bedrooms are doubles, three of them with their own en-suite (no need to queue in the mornings – that means extra time in bed!) and the other two sharing a beautiful family bathroom with corner shower and feature rolltop bath. Two of the rooms are off a further reception room, which would be a great home office, family room or den for teens.

## Spoilt For Choice

As you can see, there are so many options here and it's a house that would work well at every stage of family life, from tots to teens and beyond. This is a place where you could really put down roots, as the current owners had planned to do, before a change of circumstances. Another part of the appeal is the size of the plot, extending to around  $\frac{1}{4}$  acre. There's ample parking to the front plus a pretty yet private back garden that has a wonderful feature – a thatched entertaining pavilion, complete with a fire so you can use it throughout most of the year. The owners have enjoyed entertaining out here with visiting friends and family from spring right through to autumn. When you do need to get out and about, you'll be surprised how much there is just a stone's throw from the property – walk your dog in the woods, the kids can call for friends and go to the park, you can shop at the supermarkets or independents, hop on the train or drive up the A12 to get out of town, visit Southwold, Leiston or any one of the popular places nearby.

































# INFORMATION

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## On The Doorstep

The Historic market town of Saxmundham has an assortment of local shops and larger supermarkets including Tesco & Waitrose. You also have Saxmundham train station which provides a connecting service to London Liverpool Street. There is the attractive Snape Maltings a short drive away which you can enjoy walks along the river and also the desirable market town of Aldburgh, a short 10 minute drive away with its famous beach and fish & Chips. 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?

Saxmundham is located 4 miles from Snape with its lovely river walks, you are 12 miles from the famous coastal town of Southwold and even less distance to Minsmere Nature Reserve. The neighbouring town of Framlingham is a popular tourist spot, especially for visitors to its famous 'castle on the hill'.

## Directions - Please Scan QR Code Below

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, continue for approx. 3.5 miles and turn left onto the B1119. Follow the road for just under 0.5 miles and the property will be on your left.

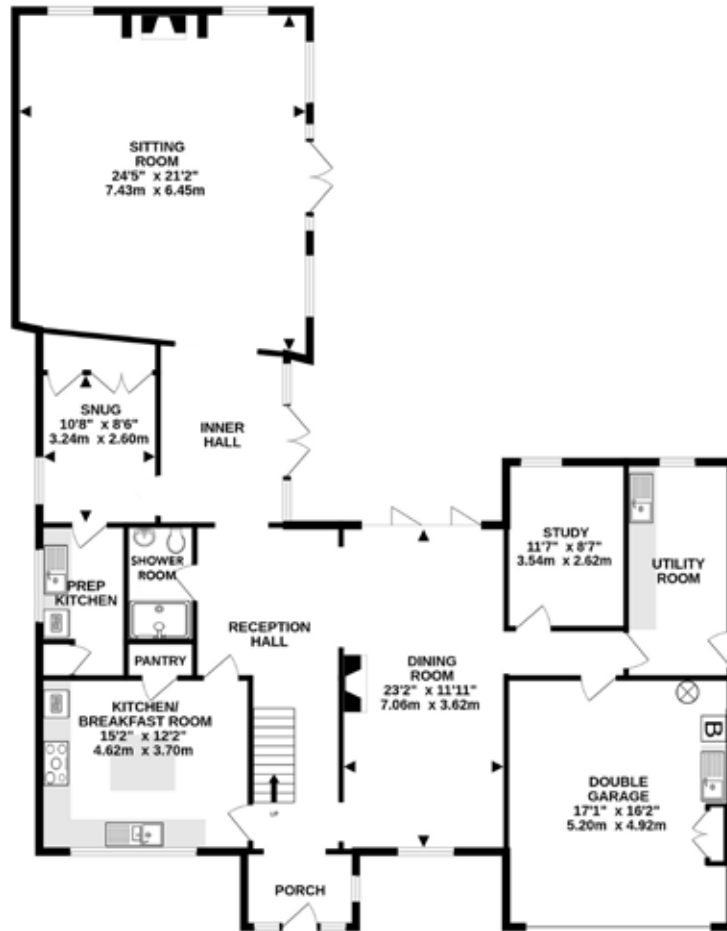
## What Three Words Location

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... [goodbyes.scorpions.exploring](https://www.goodbyes.scorpions.exploring)

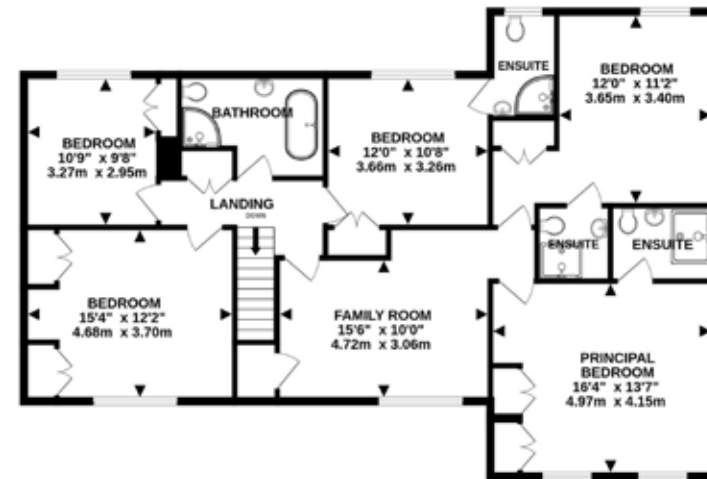
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
East Suffolk Council - Council Tax Band E  
Freehold





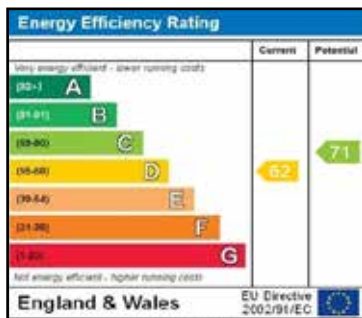
GROUND FLOOR  
2032 sq.ft. (188.8 sq.m.) approx.



1ST FLOOR  
1284 sq.ft. (119.3 sq.m.) approx.

TOTAL FLOOR AREA : 3316 sq.ft. (308.1 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](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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