



18 Cheyney Green  
Darsham | Saxmundham | Suffolk | IP17 3FA

FINE & COUNTRY

# ESCAPE TO THE COUNTRY



This impressive, efficient to run property provides country living in a high specification modern home.

With a wonderful garden overlooking fields to the rear, the village green to the front and with 5 double bedrooms there is space for all the family.

Set in the Suffolk village of Darsham, with accessibility to rail, road and bus transport direct from the village this home offers a true escape to the country feel.





# KEY FEATURES

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- A Beautifully Presented Executive Detached Family Home, located in the Desirable Village of Darsham and close to the Heritage Coastline
- Five Double Bedrooms, Three with En-Suite Shower Rooms
- First Floor Family Bathroom and Ground Floor WC
- Open Plan Kitchen/Living/Dining Room; Separate Utility Room
- Sitting Room & Study
- Landscaped South Facing Rear Garden with Stunning Field Views
- Double Garage and Ample Off Road Parking
- Secure Parking for Caravan/Motorhome/Boat
- 7 Years LABC Warranty Remaining
- 24 Solar Panels with 4 Battery Storage - Feed In Tariff with Scottish Power
- Air Source Heat Pump with Underfloor Heating to Both Floors
- The Accommodation extends to 3,045sq.ft
- Energy Rating: B

The current owners were drawn to this stunning 5 bedroom home, by the field views and huge ground floor living space, with ample outside space to make it their own. The home is set in a small attractive development on a quiet street with no road noise at all, making it the perfect slice of Suffolk. If you are aspiring to rural family life this home is a great place to bring up family in a safe, peaceful atmosphere with plenty of outside space.

## Contemporary Living

This home offers stylish but comfortable living. The stunning, contemporary kitchen/family room allows the chef to chat to family and guests whilst creating culinary delights, but once seated in the spacious dining room, the kitchen is out of view. The main sitting room with electric effect log burner provides the family with a cosy place to retreat to in the cooler months but is still light and airy with a triple aspect including patio doors at one end. The owners chose an electric fire due to the efficiency of the underfloor heating, but the chimney and flue is in place if new owners would prefer a log burner or open fire. The kitchen, sitting room and dining room all boast large patio doors opening onto a south facing sun trap terrace where the sunshine stays all day so a relaxing morning coffee as well as drinks before dinner can be enjoyed here. For those working from home, this home also has a designated study. The generous utility room leads to a larger than double integral garage, with electric doors, which house two 4x4 cars easily. Unusually the garage has two windows, so this could be incorporated into living space subject to planning.







# KEY FEATURES

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## Exploring Upstairs

On the first floor the current owners added fitted wardrobes to the principal bedroom which boasts a stunning, bright en-suite and the four other double bedrooms, two with en-suite shower rooms plus a family bathroom, mean a large family or visiting guests always have privacy.

## From Sunrise to Sunset

The current owners will miss the field views and feeling of country living the most. They have landscaped the outside space to offer a striking terrace, an attractive circular lawn, a pergola and covered seating area from which they watch the sun setting across the fields which rise gently up and away from the house. They have also added a raised patio with cute bench where an early morning cuppa can be enjoyed whilst taking in the sunrise. The endless views when dining al-fresco on the sunny terrace gives you a sense of tranquillity and peace overlooking nature. They often watch birds of prey swooping for their supper and deer along with other wildlife are seen in the fields. This eco friendly home offers 24 income generating solar panels, along with 4 batteries with feed in tariff which can be transferred to the new owners, plus water softener too.

## Village Life

Darsham village is well connected by the A12 and the community has an active village hall along with a small children's playground under construction on The Green. The local garage has a well-stocked shop with a farm shop, pub and bakery all close by. Equidistant from Saxmundham and Halesworth you have a great choice of supermarkets, Tesco, Waitrose and Co-Op whilst just 4 miles east is the Heritage Site of Dunwich beach, steeped in history. The development has its own management committee made up of residents so here you will always be in safe hands.











































# INFORMATION



## On The Doorstep

Darsham is conveniently situated half-way between Ipswich and Lowestoft, off the A12 road. The garage, now primarily a petrol station, has a café and a well stocked shop, there is also a farm shop with cafe, a hand made tile manufactory, a public house and a bakers with bakery school attached. Public transport is provided by rail, with Darsham Railway Station being on the Ipswich to Lowestoft line with a link to London Liverpool Street, and a bus service to Saxmundham & Leiston, with another on the SouthwoldHalesworth-Aldeburgh route. Local children attend primary school at Yoxford or Middleton, and the high school at Leiston. There are health centres at Saxmundham and Halesworth, and another at Leiston, whose Doctors hold a local surgery at Yoxford three times a week.

## How Far Is It To?

Darsham is situated 6.5 miles from the quintessentially English seaside town of Southwold on the Suffolk Heritage Coast, with its independent shops, bars and restaurants. Southwold features both beach huts and a pier, as well as a unique cinema and a grade II listed working lighthouse. The market town of Halesworth is approximately 6.5 miles drive away and also benefits from a train station. Aldeburgh is 10 miles away and the town of Ipswich is 27 miles drive to the south.

## 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 a turning on your left onto The Street, heading towards Darsham. Drive past the Fox Inn and Fox Lane and then take the next right on to Cheyney Green. At the end of this road turn right and the property will be found on the left hand side.

## What Three Words Location

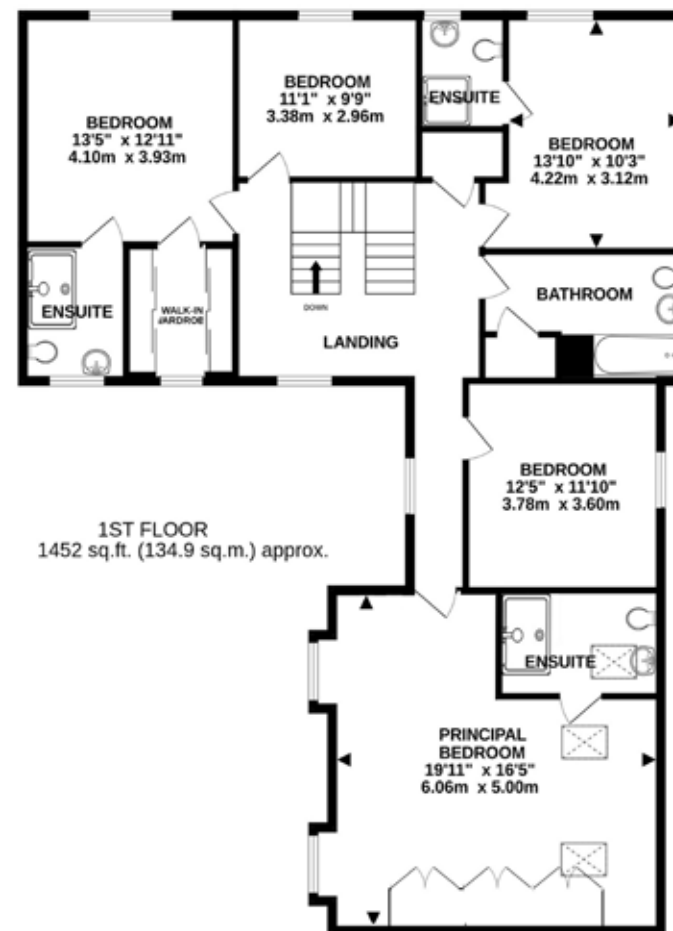
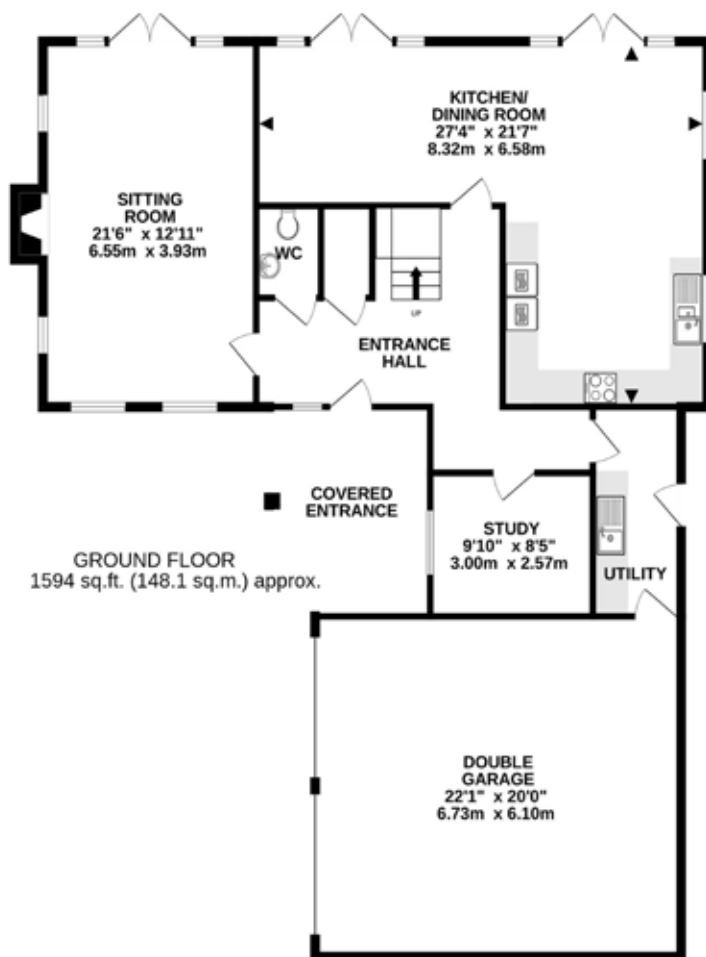
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [myths.curls.tenses](https://myths.curls.tenses)

## Services, District Council and Tenure

Air Source Heating; Underfloor to Both Floors, 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 F  
Freehold







TOTAL FLOOR AREA : 3045 sq.ft. (282.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
(92-101)	B		
(81-91)	C	82	89
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
WWW.SPICU.COM			

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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