



*Whyte Horse Meadow,*  
St. James South Elmham, Halesworth.



**MUSKER  
McINTYRE**  
ESTATE AGENTS

Bungay - 7.1 miles  
Halesworth - 6.5 miles  
Southwold & The Coast- 15 miles  
Norwich City - 23.7 miles

**Situated in the delightful north Suffolk Village of St. James South Elmham we are delighted to offer to the market this exceptional detached family home. The property boasts four generous double bedrooms served by a most impressive family bathroom whilst on the ground floor the house offers the perfect space for family living and entertaining with two superb reception rooms, generous kitchen/breakfast room, separate utility and ground floor cloakroom. Outside the ample frontage offers uncompromised parking, leading to the double garage. At the rear the low maintenance garden wraps around the house.**



### **Property**

Entering the property via the front door we step into the impressive hallway where the feeling of space and natural light that flows throughout the house is instantly apparent. Engineered oak flooring lines the hall and flows into both of the reception rooms and ground floor lavatory bring a feeling of continuity and adding to the feeling of space. Stairs rise to the first floor and two large cupboards provide an excellent storage solution. To the left we step into the sitting room which at over 19.ft offers an exceptional space enjoying a dual aspect with a large window to the front and bi-folding doors opening to the patio at the rear. A wood burning stove offers a cosy focal point to this generous room. On the opposite side of the hall we find the formal dining room which provides a versatile second reception space over looking the frontage of the property whilst stepping to the rear of the house we pass the superb under stairs storage and ground floor lavatory before entering the kitchen/breakfast room. This delightful space has been hand finished with a bespoke range of blue painted wooden units set against quartz work surfaces whilst a feature sunken seat is set below two of the three windows in this room. A rangemaster stove and extractor feature whilst the butler style sink is set below the larger window looking onto the rear gardens. Completing the ground floor we find the utility room which in turn leads to outside. A further range of units complement the space with a sink set above. Space is made for the dishwasher and washing machine whilst the oil fired combi boiler also finds its home here. Climbing the stairs to the first floor we find the delightful landing leading to all of the first floor rooms. To the front two exceptional double rooms look onto the front garden and offer superb proportions. At the head of the stairs bedroom four is again an exceptional double bedroom which has served as an office and is currently fitted with a bespoke desk and wall unit providing excellent storage and display space. On the opposite side of the landing we find the vast family bathroom which boasts a modern white four piece suite with a double width shower, bath, w/c and pedestal basin and vanity unit below. At the head of the landing the master bedroom completes the accommodation and boasts a generous double room with a wall of fitted wardrobes. This room enjoys the views to the rear.







### Outside

Whyte Horse Meadow provides access to these four individual homes, number four is the first property on the right hand side. From the road way we access the frontage of the house where the exceptional parking and turning area offers space for 6 plus vehicles and leads to the double garage. Established hedging frame the front of the property whilst an area of garden offers a link to the rear. Set beside the garage gated access opens to the rear garden where we pass the door into the utility. A path leads to the side of the house where we find the personal door into the garage and a small fenced area which conceals the modern oil tank. The garden itself is laid to artificial lawn and framed with a range of low lying flower beds. Bi-folding doors open from the sitting room onto the patio ideal for summer entertaining.

### Location

The Norfolk/Suffolk border village of St James South Elmham is located between the three vibrant market towns of Bungay, Harleston and Halesworth. Each of which provide a range of schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. Bungay offers a good range of all the necessary amenities including The Fisher Theatre and leisure facilities offering an indoor swimming pool and golf club. Halesworth has a good range of shops and boasts a train link to London via Ipswich. The Cathedral City of Norwich is about 40 mins drive to the North and has a mainline train link to London Liverpool Street and small scale international Airport.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Mains Electricity.  
Mains Water. Mains Drainage.  
Electric Heating & Hot Water System.  
Energy Rating: TBC

## Local Authority:

East Suffolk Council  
Tax Band:D  
Postcode: IP19 OAP

## Tenure

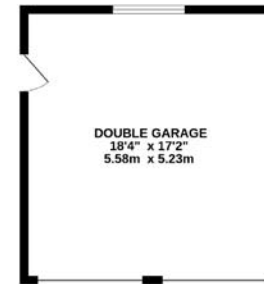
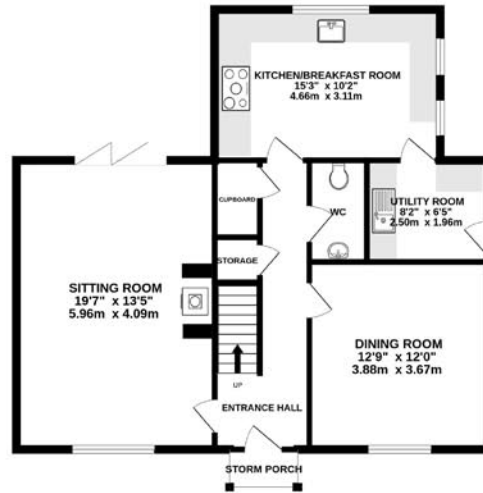
Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £475,000**

GROUND FLOOR  
1102 sq.ft. (102.4 sq.m.) approx.



1ST FLOOR  
778 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 1880 sq.ft. (174.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.