

EST.  1993

JENNIE JONES

ESTATE AGENTS



Villa Stables, Church Walk, Laxfield IP13 8DL.

GUIDE PRICE

£480,000

SUMMARY OF THE ACCOMMODATION

MAIN HOUSE; SITTING ROOM; KITCHEN DINING ROOM; BATHROOM; TWO BEDROOMS; ANNEXE; KITCHEN; SITTING ROOM / BEDROOM 3; SHOWER ROOM; WALLED GARDENS; PARKING

THE PROPERTY

Villa Stables is a truly stunning property offering versatile accommodation across two buildings, exuding charm and character with a wealth of period features. These include exposed stud walls, original stable partitions, ledge and brace doors, and quarry-tiled floors.

The main house welcomes you through a solid wood door into a bright and airy kitchen/dining room, seamlessly connected to the sitting room via an exposed stud wall. French doors from the sitting room lead out to a private rear courtyard. The accommodation also comprises a simple yet elegant bathroom with a bath, pedestal washbasin, and low-level WC, alongside two spacious double bedrooms.

The annexe is accessed through a charming stable door, leading to a kitchen with exposed studwork dividing the sitting/bedroom area. A modern wet room with a shower and WC completes this flexible space.

Outside, the property boasts three beautifully walled courtyard areas, enhanced by established planting. A parking area offers convenience, while delightful views back towards the village church create a picturesque setting.

LOCATION

Laxfield is a charming Suffolk village steeped in history, offering a strong sense of community and a range of amenities. The village features a well-stocked local shop, traditional pubs including the iconic King's Head, and recreational facilities such as playing fields and a vibrant village hall. Families will appreciate the local primary school and pre-school, while the monthly market and museum provide cultural highlights. Surrounded by idyllic countryside, Laxfield offers a peaceful rural lifestyle with excellent connections to nearby towns like Framlingham and Halesworth.

LOCAL AUTHORITY
East Suffolk Council,

COUNCIL TAX BAND: =

SERVICES:

We understand that mains water, electricity and drainage are connected. Oil Heating.

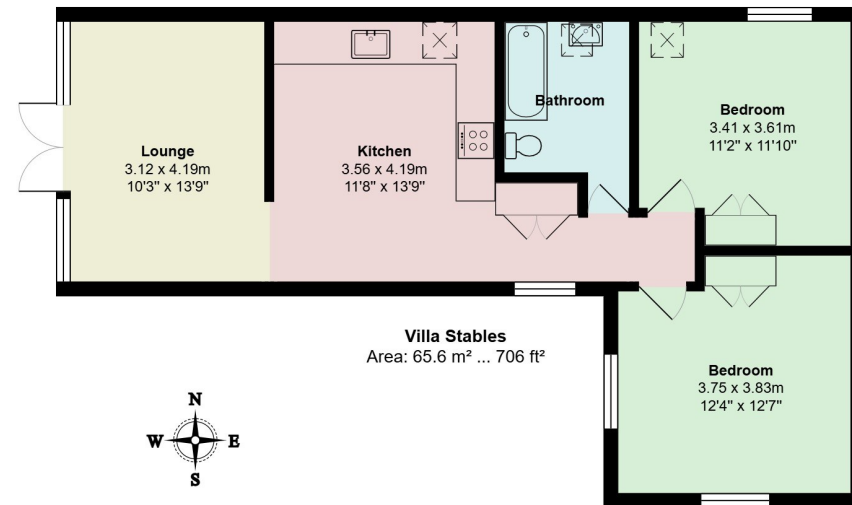
TENURE: Freehold

VIEWING

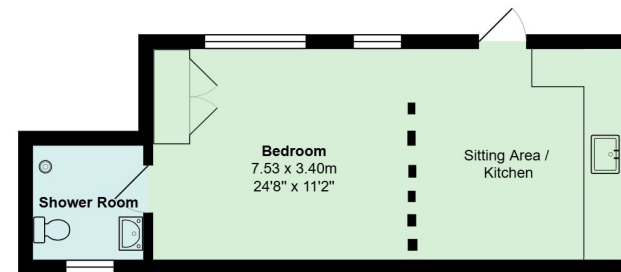
By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING: = House D & Annexe D



Villa Stables
Area: 65.6 m² ... 706 ft²



Villa Stables Annexe
Area: 29.3 m² ... 315 ft²

Total Area: 94.8 m² ... 1021 ft²

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.









