



Beech House, Yoxford, Saxmundham, Suffolk

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# Beech House, Little Street Yoxford Saxmundham, Suffolk, IP17 3JL

An impressive Georgian fronted house with annexe or holiday let and home office.

Yoxford 0.8 miles, A12 0.8 miles, Saxmundham 5 miles, Ipswich 25 miles, Darsham train station 1.7miles, (approximately 2 hours to Liverpool Street)

Entrance Hall | Dining room | Sitting room  
Kitchen/breakfast room | Living room  
Conservatory | Utility room | Snug/ground floor  
Bedroom | Shower room | 5 Further bedrooms,  
one with en suite | Family bathroom  
Self-contained annexe used as a holiday let  
Studio & office | Workshop | Wood store  
Delightful gardens | Driveway parking for house  
and annexe  
EPC rating: Beech House: C, Annexe: E

## The property

Beech House is a beautiful period property that offers elegant accommodation arranged over three floors, where period details and modern comforts are combined to create a thoroughly attractive, and practical family home.

The ground floor benefits from an open floorplan which creates a natural flow throughout. There is a comfortable sitting room to the front with feature fireplace, that opens out into the family room adjacent with log burner; providing further space in which to entertain and relax. To the other side of the impressive hall, is the dining room that opens out to the kitchen/breakfast room. Fitted with an Aga and breakfast bar, and with direct access to both the garden and rest of the ground floor accommodation, it is ideal for modern family

living. To the rear is the bright conservatory which welcomes plenty of sunlight and overlooks the beautiful gardens. The ground floor further benefits from a shower room, utility room as well as a snug or guest bedroom. The first and second floors hosts the five bedrooms, of which one is en suite, along with a large family bathroom.

Recently refurbished is the stunning detached holiday let/annexe. It has its own entrance and driveway parking that can be set away from the main house as it is located to the rear of the gardens, accessed via The Lane. The self-contained accommodation includes an open-plan reception room with log burner, dining area and kitchen, along with a bedroom and a bathroom.

## Outside

The property benefits from an in/out gravel driveway, which provides off street parking for multiple vehicles. The rear garden is mainly laid to lawn, with a paved terrace surrounding the back of the house and giving access to the outbuildings. Those includes a spacious studio, an office, a workshop, a shed and a wood store as well as the annexe. Subject to the necessary consents, could offer potential for further conversion to additional living accommodation.

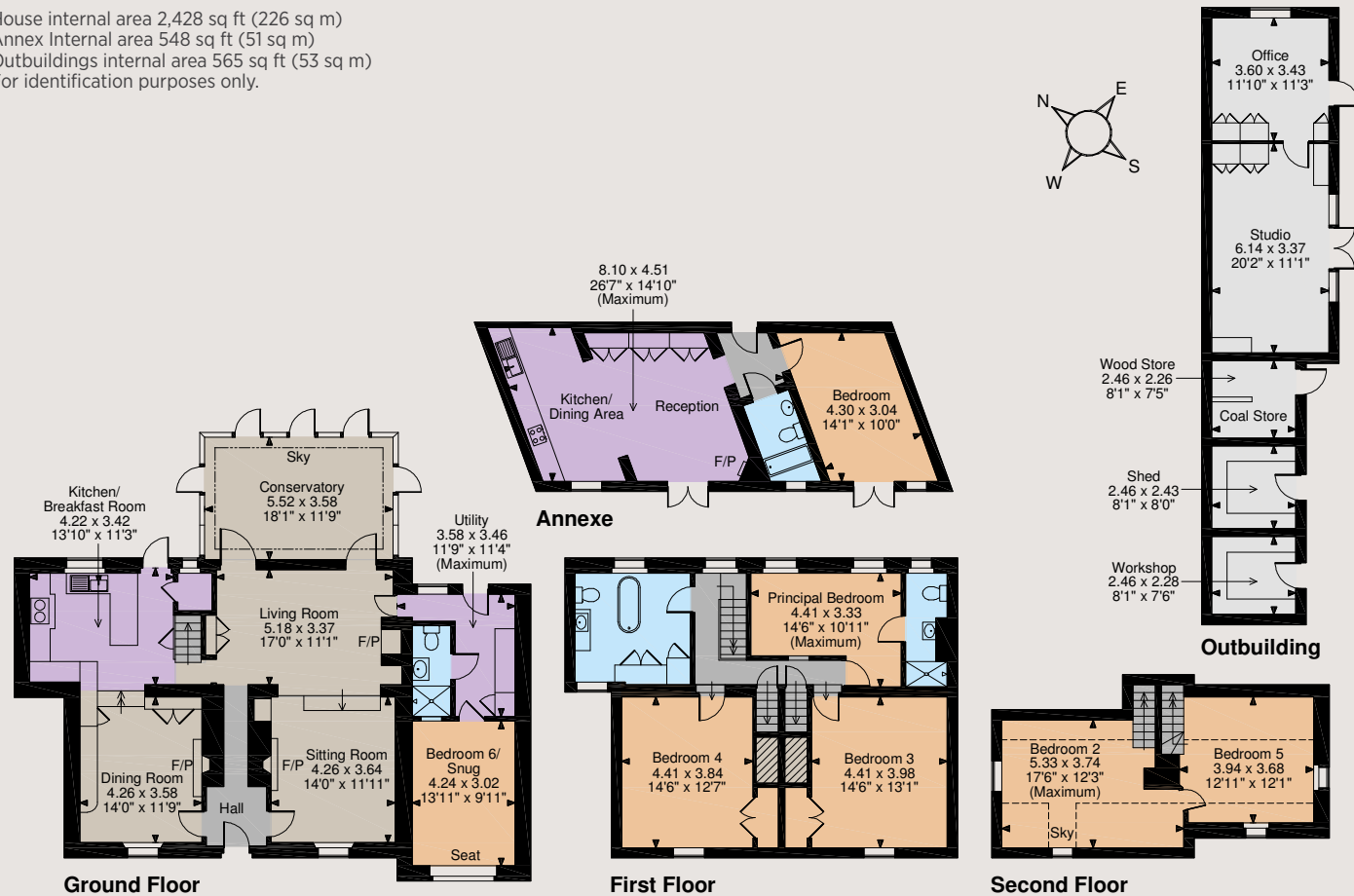
## Location

The property is located in the picturesque village of Yoxford, surrounded by beautiful countryside and within easy reach of the stunning Heritage Suffolk coastline. The village has various amenities, including a shop, doctor's surgery, village pub and a primary school. Further amenities such as a Waitrose and Tesco can be found in the historic market town of Saxmundham, four miles further south. Saxmundham offers a further choice of shops and facilities, including a large supermarket. With coastal towns within easy reach, including popular Southwold, while Ipswich is easily accessible via the A12. Rail services are also available from Darsham station approximately two hours to London Liverpool Street.





House internal area 2,428 sq ft (226 sq m)  
 Annex Internal area 548 sq ft (51 sq m)  
 Outbuildings internal area 565 sq ft (53 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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### Directions

Going North on the A12 towards Yoxford and turn left onto Old High Road. At the junction, turn left onto the High Street. Follow the road for half a mile, and the property can be found on your right-hand side.

### General

**Local Authority:** East Suffolk Council  
**Services:** All mains services are connected.  
**Council Tax:** Band E  
**Tenure:** Freehold  
**Guide Price:** £750,000

### Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

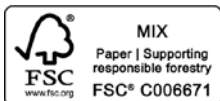
**01473 220433**

ipswich@struttandparker.com  
 struttandparker.com

@struttandparker

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