



## Handsome house with an annexe and delightful garden

**Garden House, Bruisyard Road, Rendham, Saxmundham IP17 2AH**

Freehold

savills







Three bedrooms • two bathrooms (one en suite) • kitchen/breakfast room • garden/dining room, sitting room, study & conservatory • annexe • workshop, studio & store • gardens & parking • about 0.54 of an acre

#### Local information

Garden House occupies an idyllic position, on a single-track lane, on the edge of Rendham.

Nestled between Saxmundham and Framlingham, Rendham is a delightful and sought after village centred on the medieval church of St Michael. The village is home to a well-regarded public house, The White Horse, an enchanting shop and café at Juniper Barn, and a thriving village hall.

There are records of the village being populated since at least the first century. A bust of the Roman emperor, long thought to be of Claudius but now identified as Nero, was discovered in the infant River Alde, which runs through the village. A looted relic from Boudicca's campaign in Colchester, it is now in the British Museum.

Saxmundham (3 miles) is a bustling market town with a wide selection of amenities including Waitrose and Tesco supermarkets, independent shops and a railway station offering trains to London via Ipswich from 115 minutes.

Framlingham (5.1 miles) is a most beautiful and energetic market town with an impressive 12th century castle, restaurants including the celebrated Watson & Walpole, public houses and a hotel. There is an array of independent shops, cafés and a superb delicatessen.

Aldeburgh (10.8 miles) a seaside town closely associated with the composer Benjamin Britten and famed for its pebble beach and iconic 'Scallop' sculpture by Maggi Hambling, has a wide selection of cultural and shopping amenities, and some marvellous restaurants, including the esteemed L'Escargot-sur-Mer. The neighbouring village of Thorpeness has a charming boating lake, croquet club and country club.

Woodbridge (13.5 miles) is a popular market town, situated on the River Deben, with an incredible range of amenities including an independent cinema, a theatre, boutique shops, cafés, restaurants and public houses. A railway station offers trains to London Liverpool Street via Ipswich (from 92 minutes).

Local sporting facilities are fantastic: Saxmundham has a tennis club and there is a sports centre and swimming pool in Leiston; Framlingham College also offers its sporting facilities. There are acclaimed sailing, golf and tennis clubs in Aldeburgh and Thorpeness. Clay pigeon shooting is offered at High Lodge in Darsham.

Education provisions are excellent including Saxmundham Free School and renowned Framlingham College and Woodbridge School.

All times and mileages are approximate.





### About this property

Garden House is an incredibly charming, red brick house with attractive gardens and outbuildings including an annexe and studio.

Believed to date to the late 18th century and once a market garden known as Pendles, the house retains many splendid period features throughout.

Our clients, who have lived in the house for over 23 years, have much improved the house over the years, including a fabulous garden/dining room extension.

Internally, the accommodation flows incredibly well and comprises well-proportioned and light-filled rooms.

The front door opens on to a porch and through to the charming, double aspect sitting room, with exposed timbers and a wood-burning stove.

The kitchen/breakfast room has an AEG oven, hob and space for a dishwasher and fridge/freezer, as well as a useful alcove and excellent larder cupboard.

It leads on to a modern, wooden framed conservatory, with ample storage, brick floors and French windows out to the terrace and gardens beyond. Off the conservatory is a utility/laundry room and lavatory.

The garden/dining room is an exceptional, light space, with a lantern and a glazed south-facing elevation looking out on to the terrace and French windows providing access. This L-shaped room offers versatile living space and could provide room for a nursery or playroom as well as a

dining area.

Completing the ground floor is a delightful study, with wooden floorboards, cupboards and an inset wood burning stove. Stairs lead to the first floor.

The first floor accommodation is composed of three bedrooms and family bathroom. The double aspect principal bedroom is especially elegant and spacious, with ample wardrobe space and an en suite bathroom.

### OUTSIDE

Garden House is set in just over half an acre of beautiful grounds, with a wonderful assortment of beds and trees, and two fantastic outbuildings.

"The Apple Store" is a handsome red brick building with electricity and plumbing, which would make an excellent home office. It presently comprises a studio and lavatory on the ground floor; external stairs lead to a useful store.

"River Barn" consists of a spacious workshop and annexe. The annexe has a generous open plan living/bedroom, kitchen/breakfast room and bathroom.

To the rear of the house, accessed from the garden room and conservatory, is a terrace, ideal for alfresco dining, which leads through to a wonderfully designed garden, with a pretty pond and pergola, areas of lawn and superb mature trees and borders. There is ample parking to the side of the house.

### SERVICES

Mains water and electricity; private drainage; oil fired central heating.










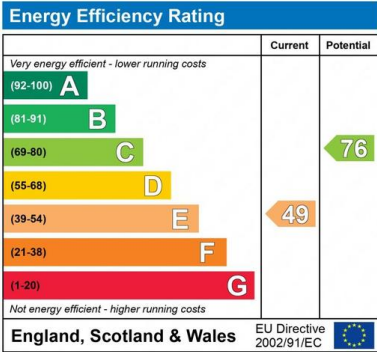
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Approximate Area = 1881 sq ft / 175 sq m  
Limited Use Area(s) = 198 sq ft / 18 sq m  
Outbuilding = 563 sq ft / 52 sq m  
Annexe = 421 sq ft / 39 sq m  
Total = 3063 sq ft / 284 sq m



 Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Savills (UK) Limited. REF: 854508



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