



Exceptional house & gardens close to the coast

The Old School, Aldeburgh Road, Friston, Saxmundham, Suffolk, IP17 1NP

Freehold





5 bedrooms • 3 reception rooms • 4 bathrooms •
exceptional gardens • self contained annexe •
workshop, studio and store • triple garage/car port •
about 2 acres

Local information

The Old School is well situated on the edge of the popular village of Friston, surrounded by mature and well laid out gardens beyond which is open countryside. The house is well located for access to the Heritage Coast at the popular villages of Southwold, Walberswick, Dunwich, Thorpeness and Aldeburgh and also popular nature reserves such as Minsmere, located just to the north of Westleton. There is a wide range of sporting facilities in the area with a number of good golf courses within easy reach as well as sailing on the rivers Alde and Deben. The nearby town of Saxmundham provides a range of day to day facilities including a bank, two supermarkets, a high street with a variety of shops and a train station with access to London via Ipswich. Snape, the home of the Aldeburgh Music Festival at Snape Maltings is within easy reach. Ipswich is the country town of Suffolk and has a mainline rail service to London taking from 65 minutes. Schooling in the area is well catered for with excellent private schools at Woodbridge, Framlingham and Southwold.

About this property

The Old School is a very rare and extremely special property. The house provides remarkable ceiling heights, extremely large windows and tremendous spacious rooms that is extremely difficult to find in the Suffolk

market. The accommodation flows exceptionally well from a spacious dining hall into a remarkably well proportioned drawing room measuring 6.63m x 5.46m with exposed wooden floors & french windows opening out to the gardens. The kitchen/ breakfast room is a particular feature of the house being spacious with a range of bespoke kitchen units, central island and wood burning stove. There is a further large study, wet room and utility. There are two large bedrooms on the first floor and a further two located in a separate wing which could easily be connected to the main house or alternatively used as a separate cottage or home office.

The house is approached through estate fencing over a graveled drive fronting the triple garage/ carport. Above the garage is a self contained annexe with kitchenette & shower room. The gardens lie predominantly to the rear facing south and west and have been beautifully laid out and cared for by the current owners. Wonderful paths lead through well stocked beds and mature trees and hedges. A wide lawn lies to the rear of the house with a pond beyond. To one side lies an excellent outbuilding comprising a workshop & store. The gardens wrap around the house extending to approximately two acres and a filled with a wide variety of specimen trees, hedges, well stocked beds and lawns.







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Gross internal area (approx) 3,042 sq ft
Outbuildings 950 sq ft
Total 4,374



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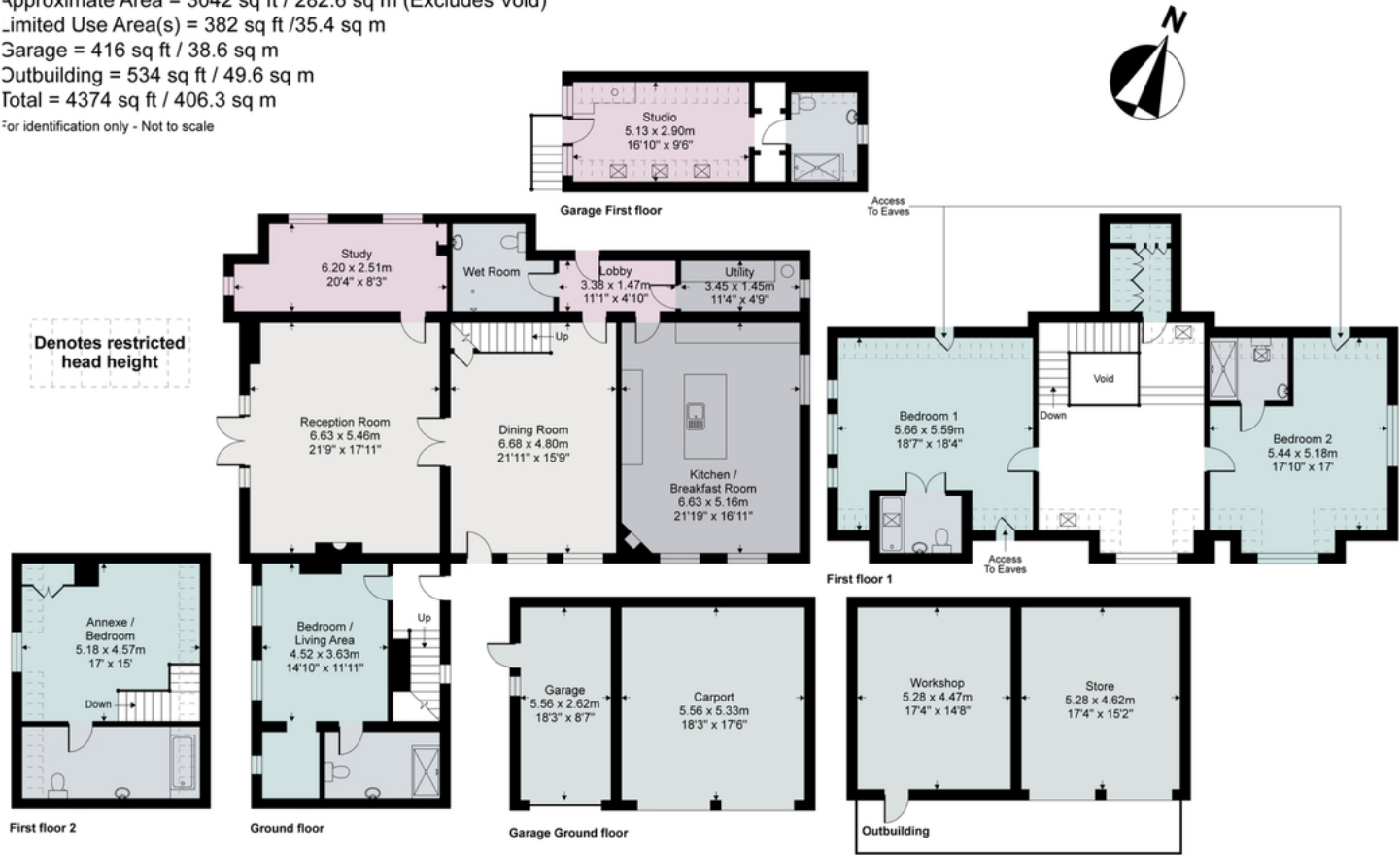
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Approximate Area = 3042 sq ft / 282.6 sq m (Excludes Void)
Limited Use Area(s) = 382 sq ft / 35.4 sq m
Garage = 416 sq ft / 38.6 sq m
Outbuilding = 534 sq ft / 49.6 sq m
Total = 4374 sq ft / 406.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Savills (UK) Limited. REF: 761617

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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