



A secluded bungalow set in a large plot

Half Acre, Church Field, Walberswick, Suffolk, IP18 6TG

Freehold



3 Bedrooms • Shower Room • Kitchen • Sitting Room • Dining Room • Utility Room • Double Garage & Ample Parking • Large Gardens of just under 0.5 Acre

Local information

Half Acre is situated in a highly desirable setting on Church Field, a very quiet lane yet set in the heart of the popular village of Walberswick, a coastal village which offers a popular village shop, the Black Dog deli and two public houses, The Anchor & The Bell.

There is more extensive shopping available at the coastal towns of Southwold and Aldeburgh. The house has easy access to the marshes bordering the River Blyth and Southwold Harbour. There are golf courses, sailing clubs and numerous restaurants within the vicinity. The coastal village of Dunwich is situated to the south with adjacent reed beds, forest and the Minsmere Bird Reserve. Southwold is 2 miles distant on foot or bicycle.

About this property

Half Acre is an extremely well situated bungalow positioned in the heart of the village, yet in a quiet and secluded setting. Church Field is a private residential road and therefore has very little passing traffic as it only serves the properties located on it. Half Acre is situated to the rear of Church Field and is centrally positioned within its plot of just under 0.5 acre.

The house itself is now in need of refurbishment and offers great potential given the plot size to extend, remodel or potentially demolish and replace subject to the necessary consents.

Internally the bungalow is light

and bright and the sitting room benefits from an open fireplace and leads through into the dining room which has full height sliding glazed doors/windows opening out to the gardens. There are a further three bedrooms, and shower room to one side and a central utility room also with a door to outside.

The bungalow is approached over a private graveled drive which culminates in a parking sweep fronting the house and double garage. To the rear, the gardens are lawned, enclosed by mature hedges and interspersed with many mature trees.

Tenure

Freehold

Local Authority

East Suffolk DC

EPC rating = D

Viewing

Strictly by appointment with Savills

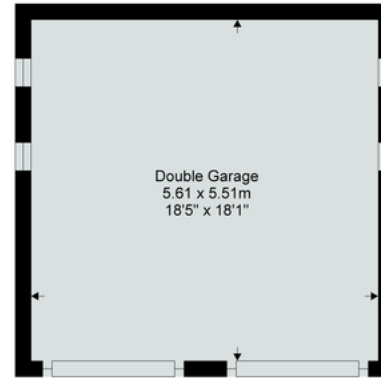




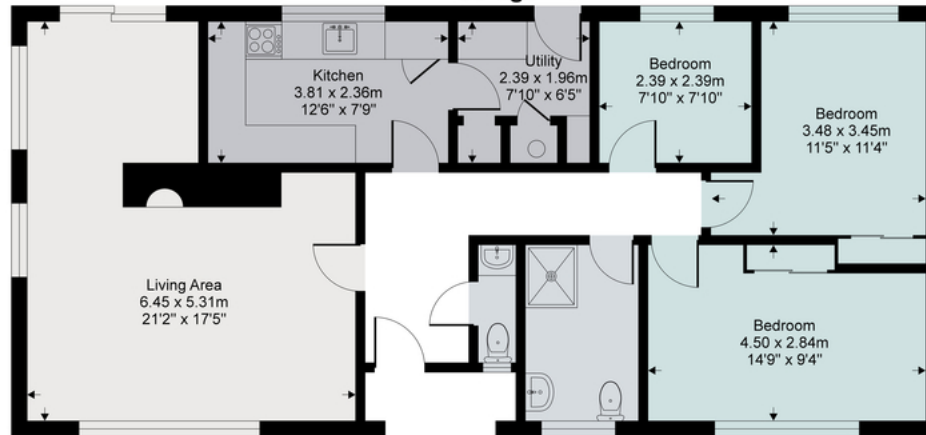
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Approximate Area = 1342 sq ft / 125 sq m (includes garage)

For identification only - Not to scale



Garage



Ground floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Savills (UK) Limited. REF: 656494

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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