



## Exceptional spacious house set in landscaped gardens

**The Beeches, Saxmundham Road, Aldeburgh, Suffolk, IP15 5PD**

Freehold

savills



4 Bedrooms • 4 En-Suite Bathrooms • Large Kitchen/  
Dining/Reception Room • Entrance Hall & Sitting Room  
• Utility Room • Indoor Swimming Pool with Sauna &  
Jacuzzi • Home Office • Mature Gardens of 0.56 Acre

#### Local information

The property is situated on the edge of the town of Aldeburgh and is positioned in a very popular setting between the golf course and the town. The sought after coastal town of Aldeburgh is centrally positioned in the Suffolk Heritage Coastline with superb recreational facilities including sailing and fishing on the coast and River Alde, a number of 18 hole golf courses are in the area including Aldeburgh's own course within easy walking distance, Snape Maltings, the home of the famous Aldeburgh Festival is about 5 miles away and the town benefits from a variety of excellent shops, public houses, restaurants and a cinema. Saxmundham, which is about 8 miles has a station which connects to Ipswich and its direct line to London's Liverpool Street station.

#### About this property

The Beeches is an exceptionally well situated detached house set on the edge of town. The house is constructed from brick with part rendered elevations under pitched tiled roofs and has recently undergone a thorough renovation, remodel and extension to provide an immaculately presented home which takes advantage of the spacious plot and beautifully landscaped gardens. Internally the layout of the accommodation works remarkably well with an entrance hall leading into the sitting room with an open fireplace and large picture

window over looking the gardens. Double doors open into a wonderful open plan kitchen/reception room which has windows on all three sides including both french doors and large bifold doors opening out to the terrace and garden. The bedrooms all benefit from en-suite bathrooms and the master bedroom has a vaulted ceiling with exposed oak work and French doors opening out to a balcony with fine views.

The house is approached through electrically operated wooden gates to a graveled parking sweep fronting the house. To one side lies the exceptionally impressive indoor swimming pool complex which has a swimming pool room with a floor that covers the swimming pool when not in use allowing the room to be used as a versatile reception space, which is ideal for entertaining. At the press of a button, the floor will drop revealing the swimming pool beneath. There is a jacuzzi/hot tub to one side, changing rooms with a private shower room and a sauna. Large sets of bifold doors open out into the garden. To the rear lies covered boat storage and to one side is a home office.

#### Tenure

Freehold

#### Local Authority

East Suffolk DC

#### Viewing

Strictly by appointment with







**The Beeches, Saxmundham Road, Aldeburgh, Suffolk, IP15 5PD**  
**Gross internal area (approx)** 2327  
**Outbuildings** 1916  
**Total** 4387



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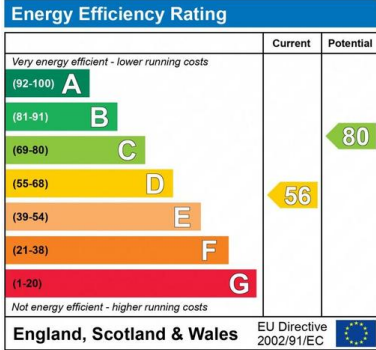
Approximate Area = 2327 sq ft / 216 sq m  
Limited Use Area(s) = 144 sq ft / 13.4 sq m  
Outbuildings = 1916 sq ft / 178 sq m  
Total = 4387 sq ft / 407.6 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nîchecom 2021. Produced for Savills (UK) Limited. REF: 704905



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