



Immaculate modern house with wonderful gardens

Sanderling, 4 Clematis Close, Westleton, IP17 3BN

Freehold





5 Bedrooms, • 3 Bath/Shower Rooms (2 En Suite) • Large Drawing Room • Sitting Room • Study • Kitchen/Breakfast Room • Double Garage & Parking • Mature Gardens

Local information

Sanderling is tucked away in a quiet cul-de-sac, within easy walking distance to the heart of the village of Westleton which is located close to the sought after Heritage Coastline. The village centres around a traditional green with duck pond and local amenities which include a village store, post office, garage, two public houses/restaurants, a tea room and parish church. The town of Saxmundham, 7.5 miles, has a much wider range of shopping facilities including a Waitrose and Tesco supermarket. The village benefits from its close proximity to the coast and there are fine walks within the area both up the coast towards Walberswick and Southwold, down the coast towards Thorpeness and Aldeburgh, on the surrounding heath and over Minsmere bird sanctuary. There is easy access to the A12 and the house is close to Darsham Station which offers services to London's Liverpool Street via Ipswich. There is excellent schooling in the area with St Felix School located just outside Southwold as well as further primary and secondary private schools in Framlingham & Woodbridge.

About this property

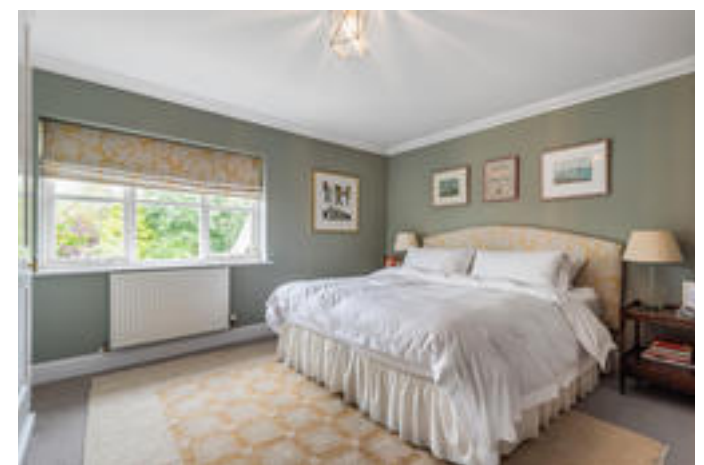
Sanderling was constructed in 2001 by award winning Hopkins & Moore and has since undergone a thorough & meticulous program of improvements that have enhanced the property

enormously. The layout of the accommodation is excellent with a central reception hall on the ground floor and landing on the first floor with all the associated reception rooms and bedrooms leading off. On the ground floor the drawing room which has a triple aspect is a particular feature of the house being wonderfully spacious, light and bright and with a fireplace fitted with a multi-fuel stove and French windows opening to the garden. The kitchen/breakfast room also benefits from a fitted John Lewis kitchen & French windows opening to the terrace & garden. There are a further two reception rooms on the ground floor comprising a sitting room with bespoke fitted shelving & cupboards & study with fitted desk & shelving above. The gardens are a particular feature of the house surrounding the property with a newly landscaped front garden designed to be low maintenance with gravel, grasses & meandering paths. To the rear, the garden has a terrace bordering the house, a shaped lawn enclosed by a wonderfully mature border with an array of herbaceous plants, plus shrubs and small trees. The house benefits from a spacious double garage which has potential to be easily converted into additional accommodation if required & subject to the necessary consents.

Tenure

Freehold



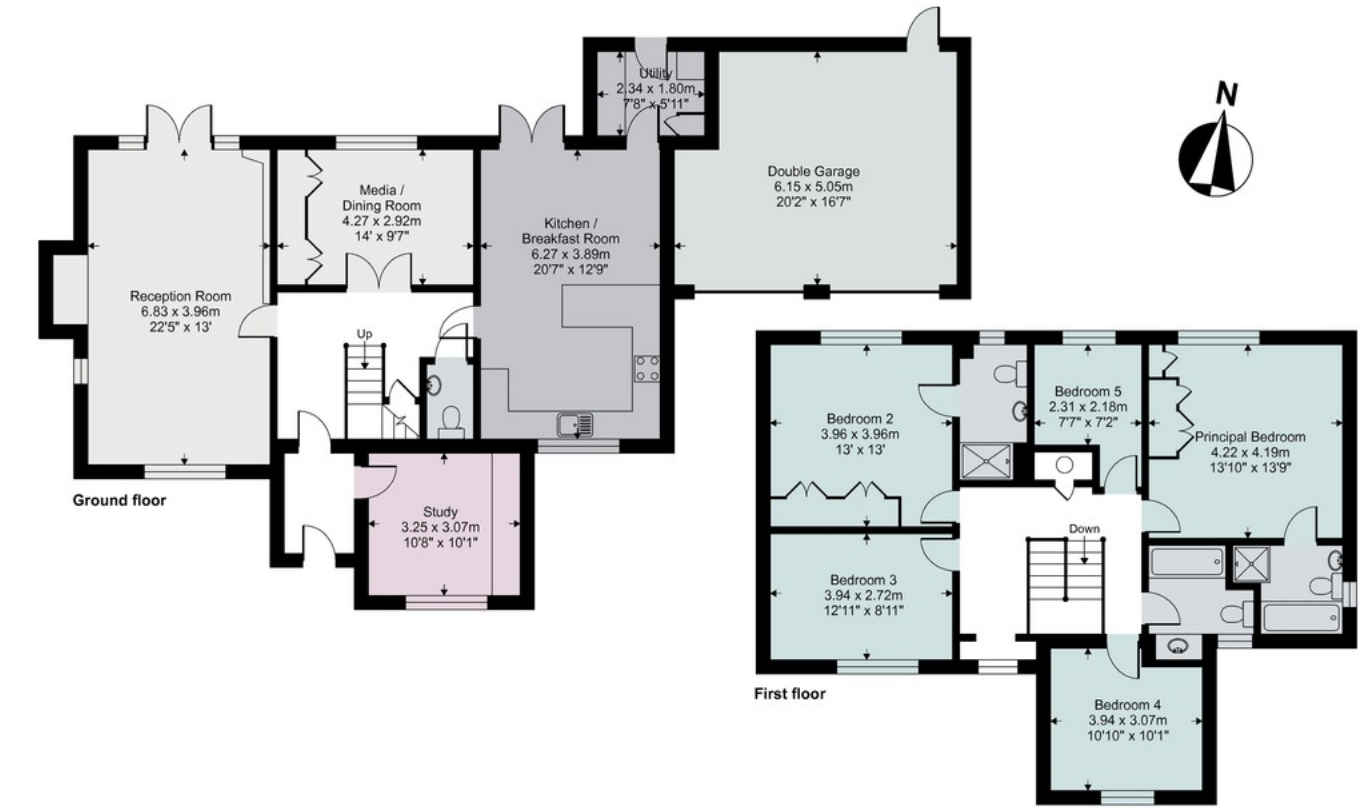




Clematis Close, Westleton, Saxmundham, IP17 3BN

Approximate Area = 2403 sq ft / 223.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Savills (UK) Limited. REF: 767764

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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