



## Exceptional town house with sea and river views

1 Crespigny House, Champion Road, Aldeburgh, IP15 5HR

Freehold









4 Bedrooms • 3 Bath/Shower Rooms & Dressing Room  
• Drawing Room • Kitchen/Dining Room • Utility  
Room • Detached Cottage/Annexe • Garage & Private  
Parking • Mature South & West Facing Gardens

#### Local information

1 Crespigny House is situated within the attractive town of Aldeburgh and is positioned along one of the most popular residential roads within 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, Snape Maltings, the home of the famous Aldeburgh Music Festival is about five miles away and the town benefits from a variety of excellent shops, public houses, restaurants and a cinema. Saxmundham, which is about eight miles away, has a station which connects to Ipswich and a direct line to London's Liverpool Street Station.

#### About this property

The house forms the southwest corner of Crespigny House, a mansion built for Sir Claud de Crespigny in 1775. 1 Crespigny House is superbly orientated with views to the south of the sea and across to the river Alde. The house is constructed from brick with rendered elevations enhanced by sash and French windows. Internally the property has numerous features that include an attractive drawing room with a bow end and fireplace, large windows, high ceilings and is beautifully presented throughout. There is an elegant staircase leading onto

a large landing. There is also a lift to the first floor. The entrance hall and kitchen has a slate floor which benefits from under floor heating. The kitchen is modern in design with a large stone work island/breakfast bar and numerous built in appliances including remotely controlled lighting. The bedrooms all have superb views and the master bedroom, which also has a bow end has an ensuite shower room, dressing room and deep clothes cupboard off the inner landing.

The current owners have enhanced the property enormously with the construction of a self contained detached cottage / annexe which has been designed and finished with great flair. The cottage provides a kitchen leading into a spacious sitting room with three matching sets of full height French windows opening to the gardens. There is also a spacious bedroom & en suite bathroom & the cottage can be very easily accessed independently and privately from the house. Beyond lies the garden with private parking in front as well as a spacious home office above.

The gardens of the house are very special with a large lawn facing south and west and surrounded by well stocked herbaceous beds enclosed by mature hedges & trees.

#### Tenure

Freehold









## Champion Road, Aldeburgh, IP15 5HR

Approximate Area = 2045 sq ft / 189.9 sq m

Garage = 282 sq ft / 26.1 sq m

Annexe = 508 sq ft / 47.1 sq m

Total = 2835 sq ft / 263.3 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). © nlcocom 2022. Produced for Savills (UK) Limited. REF: 844774

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