



Exceptional contemporary house in Aldeburgh

The Brick House, Alde House Drive, Aldeburgh, IP15 5EE

Freehold



5 bedrooms • 4 bath/shower rooms • open plan kitchen/dining room • utility room and pantry • reception room • mature garden and terrace • about 0.4 of an acre

Local information

Brick House is situated in a prime position on Alde House Drive, a highly sought after address within the popular and attractive small town of Aldeburgh.

The house is set in spacious private gardens giving a feel of peace, quiet and seclusion yet is just moments' walk from the High Street.

Aldeburgh has 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 four miles away and the town benefits from a variety of excellent shops, public houses, restaurants and an extremely popular cinema.

Saxmundham, which is about seven miles away, has a station which connects to Ipswich and its direct, line to London's Liverpool Street station.

About this property

Brick House is a rare and exceptional property that has been expertly designed by James Gorst Architects to take advantage of its fantastic setting. James Gorst Architects are highly respected having been involved in numerous high profile & exceptional quality contemporary projects and indeed with Brick House winning an RIBA award.

The house is cleverly designed and constructed out of two highly contemporary box wings of handmade Tudor style Bulmer bricks set in Flemish bond. The house has also been expertly sited within its grounds to maximize privacy.

Unusually & as a testament to the property, Brick House features in the recently revised edition of Pevsner. One of the boxes forms a single-storey pavilion and the other the upper floor of the two-storey house. The ground floor of the house has large bespoke sliding aluminium windows that open throughout the ground floor creating a wonderful flow between the rooms as well as between the house and gardens.

The accommodation comprises a fantastically spacious, light and bright open plan kitchen/dining room which benefits from wonderfully high ceilings, full height sliding doors out on to the terrace and garden, perfect for al fresco dining. The utility room is off the rear hall.

The layout of the property has been carefully thought out providing a separate entrance with a cloakroom/drying room (plenty of space for sailing kit), wet room and utility room perfectly positioned for families coming off the beach or river before entering the main house.

The accommodation flows remarkably well with superb proportions and the series of full height sliding doors incorporates the garden into the house with





exceptional flair.

The principal bedroom is situated on the ground floor with sliding doors out on to a superb private garden surrounded by mature hedges on all sides that catches the morning sunshine. The en suite bathroom and dressing room lie beyond.

The large, light and bright sitting room sits at the western end of the house affording wonderful garden views and giving access on to the terrace through a series of opening full height sliding glass doors / windows.

The first floor offers a further four bedrooms one with an with en suite and there is a family shower room.

Outside
Brick House is approached through electrically operated gates to a private enclosed gravelled garden to the front. To one side lies a double parking Bay. Brick House also owns a large strip of land on the opposite side of Alde House Drive that provides ample additional parking.

The gardens to the rear of the house work exceptionally well with the design of the house with terraces abutting the house providing sunshine and shelter. Beyond the garden is laid to lawn with hedging and a spacious garden shed to one side, currently used for storage of boats & bikes etc.

Services
Mains water, drainage, electricity & gas.

Agents Note:
Please be aware that there are

various infrastructure projects proposed for east Suffolk including plans for a new nuclear power station at Sizewell.

Wind farm expansion in the north sea is also taking place and bringing power ashore along with associated cabling and sub station works are also being proposed. For further details contact the selling agent.

Tenure

Freehold

Local Authority

East Suffolk District Council - Council Tax Band G

Viewing

Strictly by appointment with Savills









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Approximate Area = 3630 sq ft / 337.2 sq m (excludes void)

Outbuilding = 158 sq ft / 14.6 sq m

Total = 3788 sq ft / 351.9 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). © nichecom 2022. Produced for Savills (UK) Limited. REF: 832965

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