



# Executive detached house in sought after location

**Beckhythe House, Primrose Lane, Ringsfield, Suffolk, NR34 8PF**

Freehold

savills



Entrance hall • Sitting room • Dining room • Kitchen  
Day room • Study • Downstairs shower room • Utility  
Principal bedroom with en suite shower room • Family  
bathroom • Three further bedrooms with another en suite  
Triple garage • Driveway • Attractive garden

### The Property

Beckhythe House is an imposing contemporary home situated in a quiet location but whilst being within easy reach of Beccles. The current owners have enlarged the property by adding a wonderful kitchen extension creating a modern functional room open plan to the dining room and finished off to a high specification with Granite and Labradorite worktops. The entrance hall now with Ash and glass bespoke staircase leads up to the beautiful galleried landing and is a centrepiece of this modern home overlooking the day room. The triple aspect sitting room with inglenook fireplace and woodburner continues the welcoming theme and the day room with double height ceiling showcases the architect designed flair of the property. The house has been designed to maximise the surrounding views and to create as much natural light as possible which is clearly evident on viewing.

### Outside

The property is reached through a five bar gate leading to a large driveway with ample parking for several vehicles and access to the detached triple garage. Power and lighting is connected to the garages with electric up and over doors. The gardens to the front are low maintenance with a mixture of lawned, planted

and gravel areas. Through a pair of wooden gates access is provided along the left hand side of the house leading round to the rear garden which is mainly lawned with shrubs and a paved terrace to the rear of the house. The property backs on to a wood and has the benefit of attractive field views from various aspects.

### Situation

Ringsfield is a small hamlet approximately a mile from the highly sought after town of Beccles which offers a range of shops and facilities including a train station. Beccles is situated perfectly for access onto the Norfolk Broads network and lies approximately 20 miles South East of Norwich and the coast at Southwold 13 miles. There is a small hospital and health centre within one mile and state schools are offered between Ringsfield and Beccles with private sector schooling located in Southwold or Henstead.





**Services**

Mains water,electricity, private drainage and oil fired central heating.

**Local Authority**

East Suffolk District Council  
Council Tax Band "F"

**Fixtures & Fittings**

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

**Viewings**

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

**Directions**

Leaving Norwich via the A146 bypassing Loddon and on to Beccles. At the sign for Gillingham turn right and continue until you enter Beccles, going over the bridge and follow the one way system until you see the fire station on the left, turn immediately right, PH on corner. Go straight through bus station and turn left at the junction. Go straight towards the town centre and turn right at the clock tower/ church. Continue straight to the next junction and go straight into Ringsfield Road. Drive for 0.9miles passing the school and playing fields, continue until sharp right hand bend in the road, Primrose Lane continues straight on from this bend into a small lane. The property will be the third house at the right hand side at the bottom of the lane.



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**Main House** 2,613 sq ft / 243 sq m

**Garages** 615 sq ft / 57 sq m

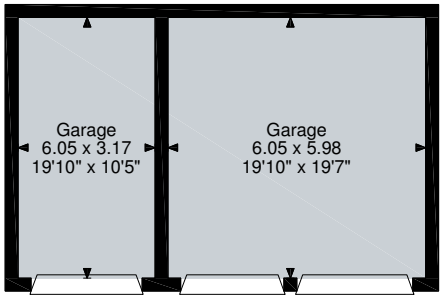
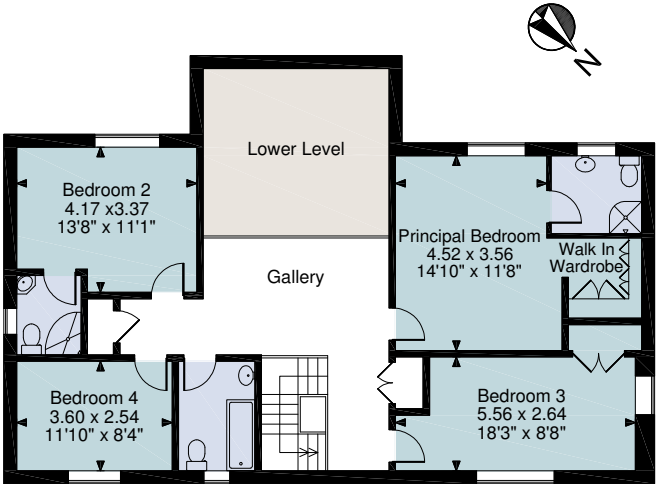
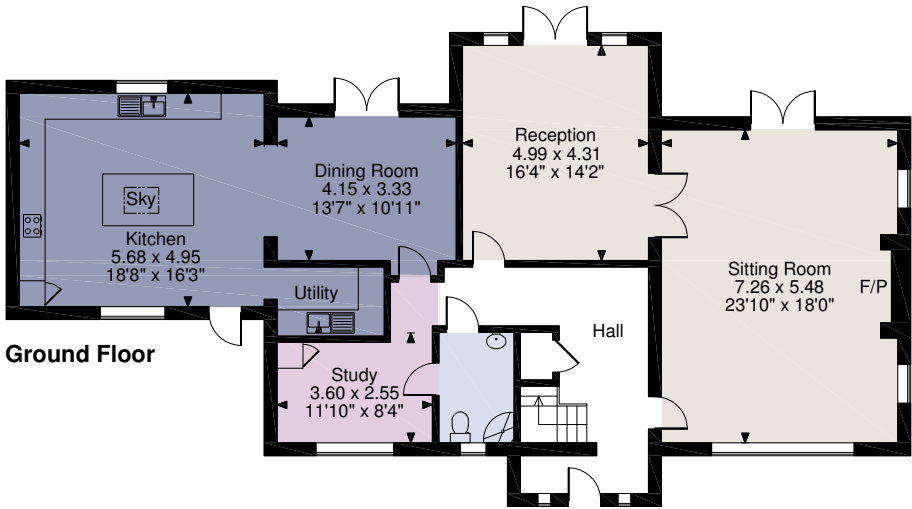
**Total** 3,228 sq ft / 300sq m



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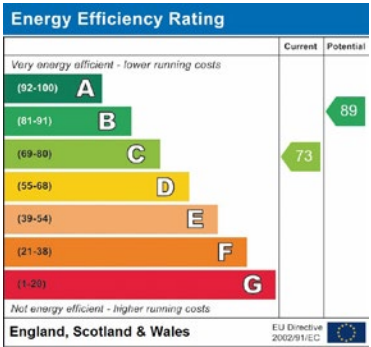


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