

Property reference number: - 156-1157(nr SAXMUNDHAM)

Home to a couple who are fairly flexible as to when to swap.

KEY INFORMATION...

Bedrooms available:-	Double:- 3 (max – 6 people)
Children welcome?:-	Suitable for ages 7+
Pets that live here:-	no pets live here
Re-dogs:-	They are not able to consider a dog staying.

This detached house is situated in the attractive village of Sweffling, between Saxmundham & Framlingham and within easy reach of the coast; 20 mins drive to Aldeburgh, Thorpeness & Snape; 30 mins to Dunwich, Southwold & Orford; 45 mins to Lowestoft & Felixstowe. This is a great location for exploring East Suffolk, & beyond. Norwich is an hour's drive.



Half of this house was built over 300 years ago and it was extended in 1915. There are very few right-angles in the house! Downstairs is a kitchen/little sitting room, separate dining room and a larger sitting room. In the winter months, a solid fuel Rayburn is used for heating & cooking. In the summer there are electric heaters, a coal fire if needed, an electric hob & microwave/ convection oven. Upstairs are the three double bedrooms & 2 bathrooms. (The office space is not available) There is also a nice conservatory which leads into the enclosed back garden which has a table-tennis table, swing seat and built-in BBQ.

This is fairly small but a lovely place to relax and enjoy eating *al fresco* on a warm summer's evening! The little south-side garden is laid to lawn with a laurel hedge & just big enough to play a version of 'crazy' croquet! Mallets etc available in the shed. This garden catches the afternoon & evening sunshine, offering a lovely spot for a 'sun-downer'. It overlooks the church & is very peaceful. There is a small BBQ available as well as garden table & chairs & a boules set. There is off-road parking in front of the house.

St Johns Church in Saxmundham has an interesting mix of services from traditional to café style *New Expressions* church in the local primary school on 2 Sundays each month. About 40-80 people attend services, with a more intimate 20-30 in the evenings. There is a lot going on in the church & it serves its local & church community well. See website:- <http://www.connectionschurch.org.uk/>
And <http://www.saxstjohns.org.uk/>

Sport and Leisure	Sports Centre in Leiston-7 miles, with swim pool & good selection of sports. Tennis 50 meters from house, table tennis in garden!, Horse riding & golf available locally. Dry Ski slope in Ipswich-45 mins.
Local places of interest	Within 20 mins drive is Snape Maltings, Sutton Hoo (NT) Orford & Framlingham Castles, & other attractive towns & villages. Good local museums, Sutton Hoo, Pleasurewood Hills, castles at Framlingham & Orford, Minsmere RSPB, & many more See area websites
Entertainment/ Arts	Snape Maltings -home of the Aldeburgh Music Festival, Theatres Ipswich Wolsey, Bungay Fisher, Halesworth The New Cut, cinemas in Aldeburgh & Leiston..& so much more

More photos below

<http://www.visitsuffolk.com/> <https://snapemaltings.co.uk/>

<https://www.thesuffolkcoast.co.uk/things-to-do>

<https://www.dayoutwiththekids.co.uk/things-to-do/east/suffolk/saxmundham>

