



Stone Street,  
Spexhall, Suffolk



MUSKIER  
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ESTATE AGENTS



Southwold - 11 Miles

Halesworth - 3 Miles

Norwich - 22 Miles

This beautifully presented five bedroom detached house has well balanced spacious accommodation over two floors. The house sits in a plot of approximately four acres with a detached garage having further accommodation.

Accommodation comprises briefly:

- Impressive Entrance Hall
- Large hand built Kitchen/Dining Room with 'Aga' Style Cooker, Pantry area & Utility Room
- Cloakroom
- Spacious Sitting Room with Stone Fireplace
- Large Office/Play Room
- Cinema Room
- Study/Landing Area
- Main Bedroom with Dressing Room & En-suite Shower Room
- Three Further Double Bedrooms and One Single Bedroom & Jack & Jill Bathroom
- 2 1/2 Acre Paddock, Grass Tennis Court, Woodland & Pond, Vegetable Garden, Lawned gardens with Irrigation System
- Driveway Parking for Several Vehicles
- Detached Garage with a Gym and Music Room above

## Stone Street, Spexhall, Halesworth, Suffolk



### The Property

Stepping into this immaculately presented property, an Impressive entrance hall takes you into a kitchen and dining room to the rear which spans over 32ft, with hand built units and Iroko and Granite Worktops. To the left elevation is a spacious sitting room with an attractive stone open fireplace and to the front a cosy cinema room with wood burning stove. There is also a further reception room, currently used as an office. Solid and engineered oak floors are laid in many of the rooms. On the first floor there is a generous main bedroom suite with dressing room and a well appointed en-suite shower room. Three further good double bedrooms and a single bedroom with a Jack and Jill family bathroom which has a free standing bath and shower. The property has oil fired central heating.



## Gardens and Grounds

A wide shingle driveway runs beside the house, providing plenty of parking up to and beyond the detached double garage, this is fitted with an electric door and accommodates two cars. At the rear is a further storage room or workshop space with w.c. and a staircase takes us up to the first floor rooms which are used as a gym and a music room, these have under floor heating powered by it's solar panels.

To the rear beyond the five-bar gate is the two and a half acre paddock, lawned tennis court, woodland area with pond and a contained vegetable garden.

There is an irrigation system for the tennis court and the well tended lawned gardens which surround the house.

## Location

The village of Spexhall is located a short drive from the amenities of Halesworth and on very good transport routes to Bungay and Beccles. Halesworth provides many independent shops, range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 30 minute drive away.



