



Palmer & Partners



Worlds End Road, Saxtead,  
Woodbridge, Suffolk, IP13 9QY  
Guide Price £650,000 to £660,000

Palmer & Partners

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- Imposing Four-Bedroom Detached House
- Detached One/Two-Bedroom Annexe
- Double Garage & Car Port
- Two Reception Rooms
- Stunning Garden Room with Grapevine
- Kitchen / Breakfast Room with Open Fire
- First Floor Bathroom & WC
- Ground Floor Cloakroom
- Annexe: Ground Floor Bedroom/Office
- Annexe: Sitting Room with Wood Burner
- Annexe: First Floor Bedroom & Bathroom
- Beautiful Wraparound Gardens

'Windrush House' is an imposing four-bedroom detached family home situated in the small village of Saxtead down a rural lane offering stunning field views from the first floor. Nicely positioned on a substantial plot, the property is accessed via double gates leading to an ample off-road parking area with car port and detached double garage which abuts a self-contained two-storey annexe, with the first-floor accommodation being over the garage. The beautiful gardens surrounding 'Windrush House' are extensively laid to lawn with mature trees, including various fruit trees, and mature hedging. There are patio seating areas to the front and rear, outside tap and lighting, and two stables. The main residence is full of character including exposed timber beams, open fireplaces, and feature exposed brick walls. The main accommodation measures approximately 1,822 square feet and the annexe accommodation measures approximately 1,108 square feet.

Saxtead is a small Suffolk village known for its beautiful countryside and historic landmarks; one of the most notable landmarks in Saxtead is the Saxtead Green Post Mill which is a restored windmill dating back to the 18th century. The mill is open to the public and visitors can climb to the top to enjoy stunning views of the surrounding countryside. Another popular attraction in Saxtead is the Church of St. John the Baptist which is a Grade I listed building and is known for its impressive architecture and beautiful stained-glass windows. The church dates back to the 14th century and is still in use today. Saxtead is also home to several walking and cycling trails, making it a popular destination for outdoor enthusiasts. The village is surrounded by beautiful countryside and offers stunning views of the Suffolk landscape. Whether you're looking for a leisurely stroll or a challenging bike ride, Saxtead has something to offer for everyone. Saxtead is located just a few miles from the market town of Framlingham which is well known for its medieval castle and is home to a



selection of independent shops and businesses including cafes, restaurants, hairdressers, and delicatessen. It is also home to the Crown Hotel and Coop Supermarket. Sir Roberts Hitchams Primary School is highly regarded as is Thomas Mills High School; there is also Framlingham College which is served by its prep-school at Brandeston some five miles away. The Suffolk Heritage Coast, including Woodbridge and Ipswich, are all within short drives offering the Concert Hall at Snape Maltings, RSP Minster, with beaches at Southwold, Walberswick, Thorpeness and Aldeburgh. Ipswich is about 17 miles away to the southwest and here there are direct trains to London's Liverpool Street station scheduled to take just over an hour.

**Kitchen / Breakfast Room:** The wooden front door opens straight into the impressive kitchen / breakfast room which has a range of base level units with work surfaces which are part granite and part solid wood, a butler sink, two-oven Alpha oil-fired range cooker, and a working open fireplace set

within a brick fireplace with wood surround and kickboard heating. There is the original pamment floor, feature exposed brick walls and timber beams, ceiling inset spotlights, space for a table and chairs, and built-in cupboard with stable latch door. The kitchen is dual aspect with windows overlooking the front and rear gardens and a wooden door opening out to the rear garden; there is a window through to the garden room, beautiful sculpted archway with door through to the garden room, doorway to the snug, and door through to:

**Utility Room / Pantry:** Window overlooking the front garden, work surface with six-drawer unit below, space and plumbing for a dishwasher, recess with space for a fridge freezer, Suffolk brick floor, and exposed studwork.

**Garden Room:** The stunning triple aspect garden room has multiple windows overlooking the gardens and a glass roof with wooden doors opening onto the front and rear gardens. Within the garden room is a window through to the kitchen / breakfast room, a grapevine, feature



exposed brick wall, and travertine floor with underfloor heating.

**Snug:** The cosy snug has a window overlooking the rear garden, beautiful quarry tiled floor, multi-fuel stove, radiator, and timber beams. There is a doorway through to the kitchen / breakfast room, doors to the sitting room and inner lobby, and stable door opening out to the rear garden.

**Sitting Room:** The triple aspect sitting room has windows to the front, side and rear overlooking the gardens, an impressive brick fireplace with oak bressummer beam and working open fire, radiator, ceiling inset spotlights, and two wall lights.

**Cloakroom:** A two-piece suite comprising high-level WC and space-saving hand wash basin; there is a radiator, space and plumbing for a washing machine with shelving over, water softener, exposed studwork, stripped and painted floorboards, wall-mounted consumer unit, and a window to the front aspect.

**First Floor Landing:** Window with views across the front garden, exposed

floorboards and timber beams, radiator, ceiling inset spotlights, loft access, and doors to the bedrooms, bathroom and separate WC.

**Bedroom One:** Window providing views across the rear garden and uninterrupted field views beyond, built-in double wardrobe, exposed floorboards and beam, radiator, and a small open fireplace.

**Bedroom Two:** Window providing views across the rear garden and uninterrupted field views beyond, built-in cupboard, exposed floorboards and timber beams, radiator, small open fireplace, and loft access.

**Bedroom Three:** Dual aspect with windows to the rear and side with uninterrupted field views, exposed floorboards, radiator, timber beams and studwork, and a partially vaulted ceiling with inset spotlights.

**Bedroom Four:** Dual aspect with windows to the front and side, exposed floorboards, and a radiator.

**Family Bathroom:** A two-piece suite comprising hand wash basin and a freestanding clawfoot bath with telephone



style shower attachment; there is a radiator with heated towel rail, ceiling inset spotlights, exposed floorboards, timber beams and studwork, extractor fan, Velux window, and window with views across the front garden.

**Separate WC:** A two-piece suite comprising low-level WC and hand wash basin; with exposed floorboards.

**Detached Annexe & Double Garage:** The one / two-bedroom annexe is on a separate council tax band which is band A and abuts the double garage.

**Utility Room:** The wooden front door opens straight into the utility room which has base level units with wooden work surface over incorporating a butler sink. There is a window overlooking the garden, wall-mounted oil-fired boiler, radiator, ceramic tiled floor, and doors to the cloakroom, inner lobby and bedroom two / office.

**Cloakroom:** A two-piece suite comprising low-level WC and hand wash basin; with a radiator, tiled floor, and double-glazed opaque window.

**Bedroom Two / Office:** Dual aspect with three windows overlooking the gardens, two radiators, exposed brick wall, and built-in cupboard.

**First Floor Sitting Room:** The dual aspect sitting room has double doors opening onto a Juliet balcony and window with views across the garden together with a Velux window. There are two radiators, a wood burning stove, and doors to the bathroom and bedroom.

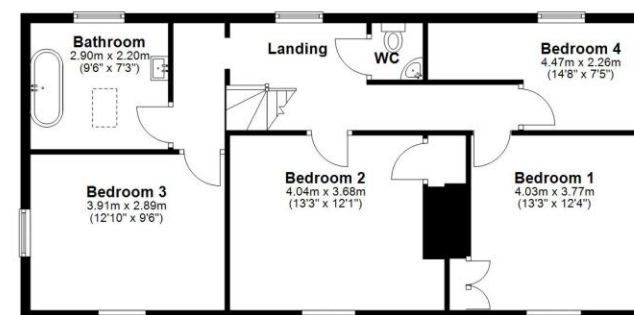
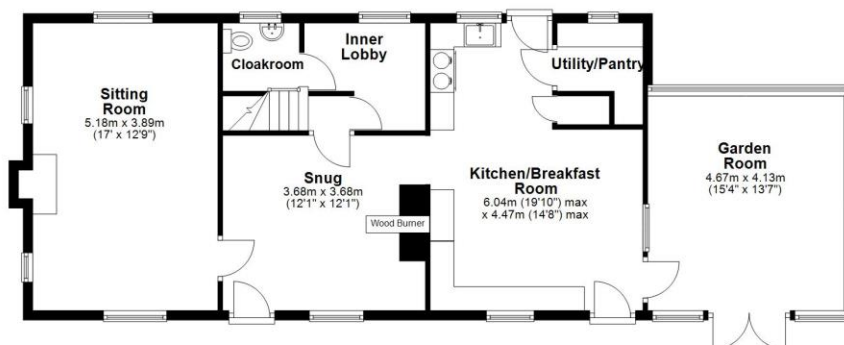
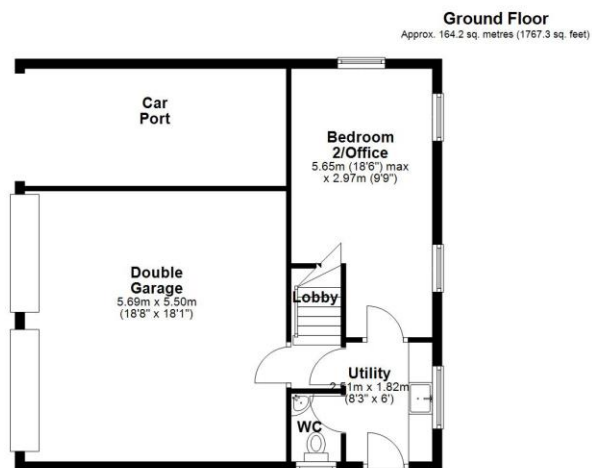
**Bathroom:** A three-piece suite comprising freestanding rolltop bath, low-level WC and hand wash basin; there is a radiator, exposed floorboards, and Velux window.

**Bedroom:** Window with views across the garden and a Velux window, exposed floorboards, and a radiator.

**Double Garage:** Two wooden double doors providing vehicular access, power and light connected, and door into the inner lobby of the annexe.

**Agent's Note:** There is an oil-fired boiler which is separate to the annexe, but this has not been tested, and we believe that it is currently not working.





Total area: approx. 286.9 sq. metres (3087.6 sq. feet)

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### Attributes

4 Bedrooms, 1 Bathroom, 2 Reception,  
Main Residence – Council Tax Band: E  
Annexe – Council Tax Band: A  
EPC Rating: TBC



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