



Tythe Cottage, Benhall

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**Tythe Cottage**  
**Low Street**  
**Benhall**  
**Saxmundham**  
**Suffolk IP17 1JQ**

**A spacious period cottage in a wonderful rural location with far-reaching views and attractive gardens.**

**Guide: £895,000**

HALL | LIVING ROOM | SITTING ROOM | DRAWING ROOM | KITCHEN/BREAKFAST ROOM CONSERVATORY UTILITY | BOOTROOM | CLOAKROOM | 5 BEDROOMS 3 BATHROOMS | DOUBLE GARAGE | POTTING SHED | MATURE GARDENS | ABOUT 0.88 ACRE

Low Street runs along the Alde Valley and passes through beautiful rolling countryside with large tracts of woodland and water meadows adjoining the River Alde. Tythe Cottage is situated in a stunning location at the heart of the valley and benefits from stunning panoramic views. There is easy access to the A12 linking to Woodbridge, Ipswich and the Heritage Coast. Nearby Saxmundham has a good range of local shops including two supermarkets and has a branch line railway station with service to London Liverpool Street via Ipswich. Framlingham lies about 6 miles to the west, and has a vibrant weekly market as well as local shops pubs and restaurants.

**The property**

Tythe Cottage is a period thatched cottage which has light and well-proportioned living accommodation, all of the rooms have views across the gardens towards water meadows and over farmland. On the ground floor are three reception rooms with fireplaces and exposed timbers.



The kitchen breakfast/room has a range of cupboards and drawers, terracotta tiled floor and an LPG-fired Aga. Located off the kitchen is a superb conservatory which overlooks the garden and ideal for dining and entertaining. Stairs rise to the first floor landing which has doors to the main bedroom with en suite bathroom, four further bedrooms and a family bathroom.

### Outside

Tythe Cottage is approached via a driveway accessed through a five bar gate, which leads to a double garage with ample car parking to the front. There are paths to both the front and rear of the cottages and a door from the conservatory opens to a sun terrace. The garden surrounds the property on three sides with a large lawn and numerous flower and shrub beds and well as a vegetable patch. There are numerous mature trees including walnut, oak and ash. The property has a stunning southerly aspect overlooking unspoilt water meadows and is enclosed by mature hedgerow

### Services

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating and gas Aga.

**Local Authority** – East Suffolk – Band F

### Directions

IP17 1QJ

What3words: [marathons.disband.roughness](#)

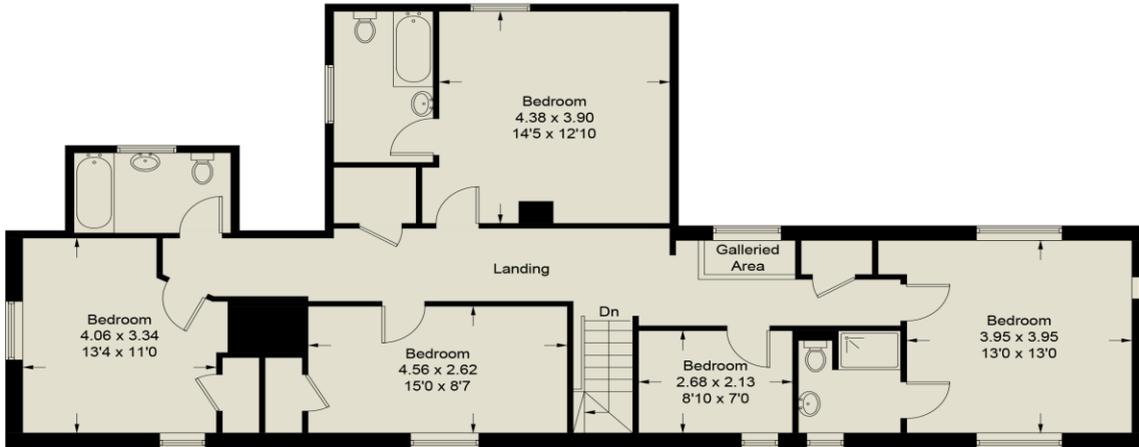
**NB** There is a small area of land to the south of the garden that the current owner has planted as a small wood, which they will be retaining. A covenant will be added to the land in favour of Tythe Cottage to prevent the land being built on. In addition to this a first option to purchase will be offered to the new owner of Tythe cottage should the land be sold at any point in the future.

**Viewing** is strictly by appointment: Tel: (01728) 454505.  
[www.bedfords.co.uk](http://www.bedfords.co.uk) 145 High Street, Aldeburgh, Suffolk IP15 5AN

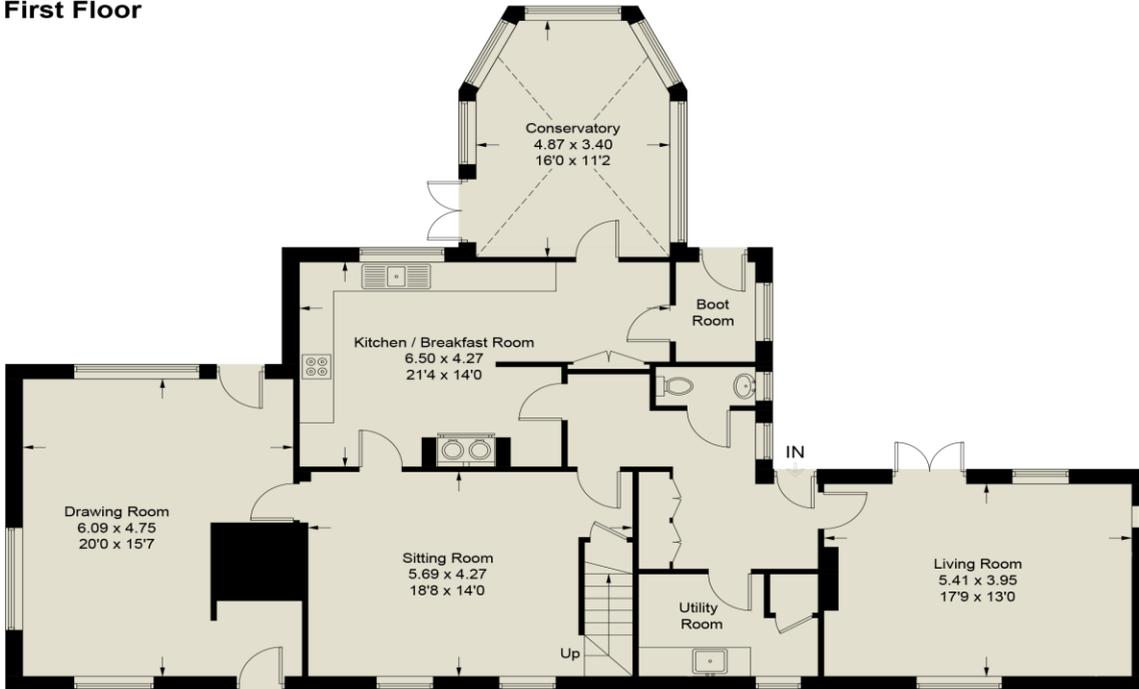


# Tythe Cottage, Benhall

Approximate Gross Internal Area = 249.8 sq m / 2689 sq ft



First Floor



Ground Floor



| Energy Efficiency Rating                    |   | Current                    | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs |   |                            |           |
| (92-)                                       | A |                            |           |
| (81-91)                                     | B |                            |           |
| (69-80)                                     | C |                            | 76        |
| (55-68)                                     | D |                            |           |
| (39-54)                                     | E | 52                         |           |
| (21-38)                                     | F |                            |           |
| (1-20)                                      | G |                            |           |
| Not energy efficient - higher running costs |   |                            |           |
| England, Scotland & Wales                   |   | EU Directive<br>2002/91/EC |           |





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Aldeburgh – 145 High Street, Aldeburgh, Suffolk, IP15 5AN 01728 454505 – [ald@bedfords.co.uk](mailto:ald@bedfords.co.uk)  
Woodbridge – 28 Market Hill, Woodbridge, Suffolk IP12 4LU 01394 779444 – [wdb@bedfords.co.uk](mailto:wdb@bedfords.co.uk)