

JENNIE JONES

EST. 1992

ESTATE AGENTS



HIGH GREEN

Leiston | Suffolk

£380,000

8 HIGH GREEN LEISTON IP16 4ET

Woodbridge - 17 miles
Aldeburgh - 4 miles
Saxmundham - 5 miles

- Entrance Hall ● Sitting Room ● Kitchen/Dining Room ●
 - Five Bedrooms ● Two Bathrooms ●
- Enclosed Rear Gardens ● Garage & Parking ●

The Property

8 High Green is a handsome and characterful Grade II listed five bedroom townhouse, offering spacious and versatile accommodation arranged over three floors, blending period charm with comfortable modern living.

The property is approached via an entrance hall leading through to a generous rear-facing sitting room, a particularly appealing space enjoying views over the garden and featuring a woodburning stove and bespoke fitted shelving, enhancing the warmth and character of the room.

To the front of the property, the kitchen / dining room provides an excellent everyday living and entertaining space, with ample room for dining.

On the first floor, the landing gives access to four bedrooms together with a family bathroom.

The second floor is dedicated to an impressive principal bedroom suite, a standout feature of the property, enjoying vaulted ceilings, Velux-style roof windows and an abundance of natural light. The room is complemented by an en-suite bathroom, creating a private and comfortable retreat.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor dining and relaxation. In addition, there is the advantage of a garage and off-road parking

Beautiful Grade II listed townhouse with stunning master suite, garage and no onward chain



within communal car park.

Further benefits include gas-fired central heating via radiators and attractive sash windows, all contributing to the property's charm and character as a listed building.

The property is offered for sale with no onward chain.

The Location

High Green is one of Leiston's most attractive and historic settings, comprising a range of characterful period properties and offering a pleasant environment within walking distance of the town centre.

Leiston offers a good range of everyday amenities including a Co-op supermarket, independent shops, cafés, schools and a leisure centre.

The Suffolk Heritage Coast is within easy reach, with the popular destinations of Aldeburgh and Thorpeness just a short drive away, offering beaches, sailing and a wide range of restaurants and cultural attractions.

Further amenities can be found in Saxmundham, which also provides a railway station with services to Ipswich and onward connections to London Liverpool Street.

Services

Mains water, mains electricity, mains gas & mains drainage.
Gas heating via Radiators.

Local Authority and Council Tax Band

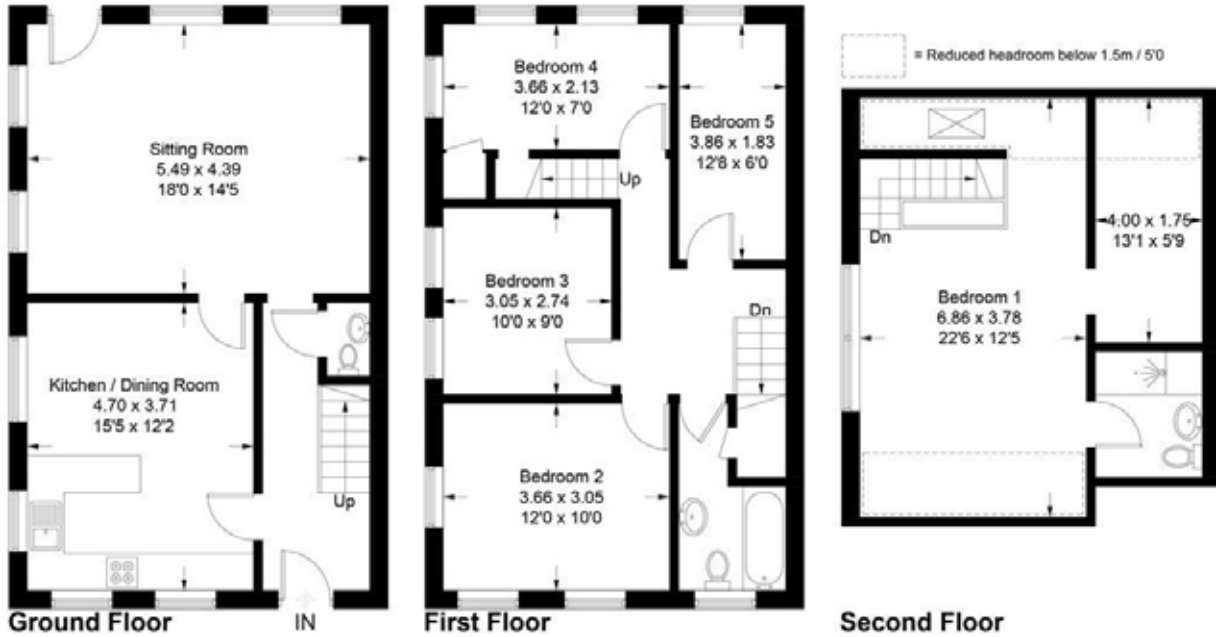
East Suffolk Council
Council Tax Band: A

EPC Rating: E



8 High Green, Leiston

Approximate Gross Internal Area = 141.0 sq m / 1518 sq ft



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