



WILLOW HOUSE
DARSHAM, NR SAXMUNDHAM, SUFFOLK

WILLOW HOUSE

3 PRIORY MEADOWS, DARSHAM, NR SAXMUNDHAM, SUFFOLK IP17 3QY

TOTAL APPROX. FLOOR AREA 2,725 SQ FT / 253.2 SQ M

Tucked away in a unique location on a quiet lane, a charming, detached home enjoying far reaching views over the surrounding farmland



DISTANCES

- Southwold – 9 miles
- Woodbridge – 19 miles (Rail links to London Liverpool Street Station via Ipswich)
- Ipswich – 26 miles (London Liverpool Street Station 65 mins approx)

FEATURES

- Detached home on an isolated development of four high end properties
- Situated in a unique location on a quiet no through lane
- 2 reception rooms
- Study & Orangery
- Kitchen/breakfast room & boot room
- 5 bedrooms & 3 bathrooms (2 en suite)
- Double garage with workshop/storage space above
- Beautiful, landscaped garden
- Summer house & 2 sheds
- Extensive paved garden terrace running across the width of the property
- Enjoying far reaching views over surrounding farmland

Guide Price: £725,000



THE PROPERTY

Tucked away in a unique location on a quiet lane, this charming, detached home enjoys far reaching views over the surrounding farmland and is a short distance to local amenities, situated in the highly popular village of Darsham.

Willow House offers five bedrooms and beautifully styled accommodation throughout. Originally built in 2016 and forming part of a boutique development of just four executive homes, the property has been thoughtfully improved and extended by the current owners to create a spacious and conveniently arranged home extending over 2,500 square feet. The rear aspect enjoys uninterrupted countryside views, with the landscaped garden designed to make the most of the peaceful setting.

The ground floor comprises entrance hallway, leading to the study which is currently used as a formal dining room, sitting room with inglenook fireplace and log burner, double doors to the L-shaped kitchen/breakfast room with sitting area. Beyond this is the beautiful orangery. The utility room and extended boot room are accessed from the kitchen. The cloak room, coat cupboard and understairs storage complete this floor.

Ascending upstairs, there are three double bedrooms, two of which have en suite shower rooms, two single bedrooms, which are used as a study and dressing room and a family bathroom. The rooms enjoy the pleasant views of the surrounding scenery.

OUTSIDE

Externally, the property offers a lovingly landscaped garden, with summer house, two garden sheds and garden terrace spanning the full width of Willow House. The property also benefits from a double garage with insulated, heated workshop/storage space above and there is generous parking in front of the property.



LOCATION

Situated in the pretty and well-served Suffolk village of Darsham, the property enjoys a convenient position close to the village shop and petrol station, making day-to-day amenities easily accessible. The village also offers a popular farm shop with café, a traditional pub and a bakery with its own baking school, all contributing to the area's friendly community feel.

Darsham is ideally placed along the A12 between Ipswich and Lowestoft, providing excellent access to the wider region. Rail services from Darsham station connect directly to London Liverpool Street, and a bus service to Saxmundham, Leiston and Aldeburgh from the village.

The Heritage Coast and the ever-popular town of Southwold are within easy reach, offering a superb range of coastal attractions, shops, eateries, and the well-known pier. Surrounded by unspoiled countryside within the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, the area is perfect for enjoying scenic walks, nature reserves and the beautiful East Suffolk coastline.



DIRECTIONS (IP17 3QY)

From the A12 at Darsham, turn into The Street heading towards the village centre. Continue past the Village Hall, then take the next left turning down Priory Lane. Priory Meadows is a short distance on the right. Turn into the driveway and park in the private parking space in front of Willow House.

What3words: [///blindfold.regarding.strays](#)

PROPERTY INFORMATION

Services: Mains water, electricity and drainage are connected. Oil central heating.

Mobile: Ofcom reports a good to variable mobile service by the main providers at the property.

Broadband: Ofcom reports superfast broadband is available at the property.

EPC: B

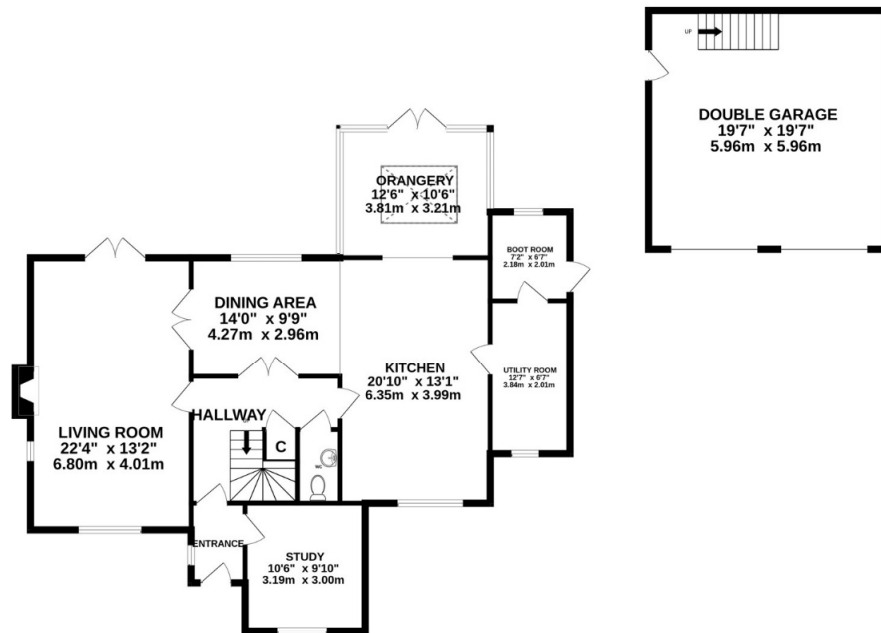
Council Tax: Band F. East Suffolk Authority

Tenure: Freehold with vacant possession at completion.

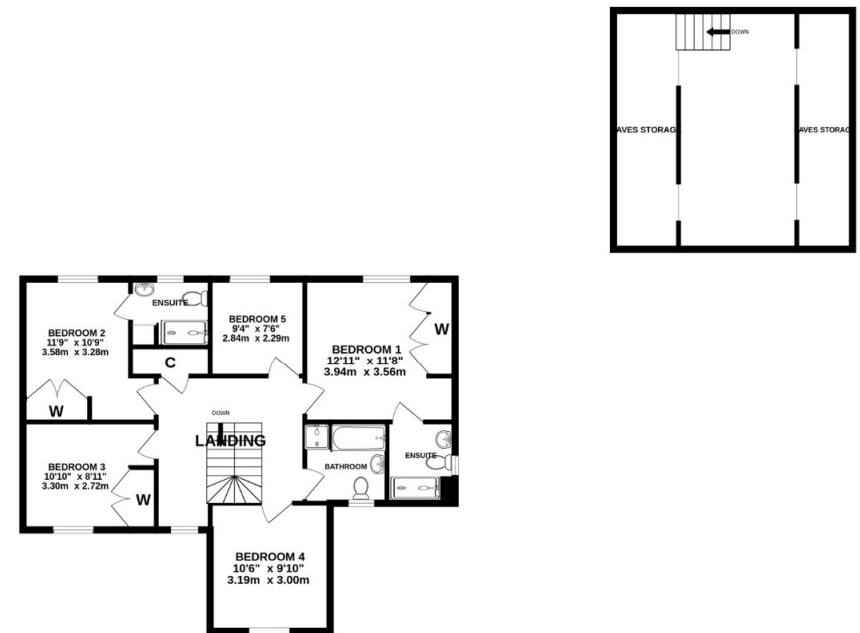
Fixtures and Fittings: Fitted carpets and three fitted bookcases are included in the sale, other items regarded as fixtures and fittings, such as curtains and blinds, are initially excluded, although may be available by separate negotiation.

Viewings: By appointment with Jackson-Stops
Tel. 01473 218218.

GROUND FLOOR
1558 sq.ft. (144.7 sq.m.) approx.



1ST FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



TOTAL FLOOR AREA : 2725 sq.ft. (253.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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