

THE MODERN HOUSE



*Suffolk
Sold*

Eastbridge

Sedge House is one of a pair of semi-detached, three-bedroom sustainable homes sitting moments from the Minsmere Nature Reserve in the rural village of Eastbridge. The house is close to the Suffolk coast and the charming towns of Aldeburgh and Southwold. Certified as a Passivhaus Institute Low Energy Building, the house incorporates exceptionally low heating demands, outstanding energy efficiency and a balanced ventilation system.

Accessed off a quiet country lane and sitting on a tranquil plot bounded by fields, Sedge House offers a contemporary alternative to a traditional country cottage, and would make an ideal holiday rental or family home. The property, designed by BLDA Architects, is constructed using a timber frame system with larch and render clad external walls and zinc finish roof. The clean lines of the house create a distinctive silhouette against the surrounding rural landscape.

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*East Anglia
Sold*

Eastbridge

Internally, the 1,800 sq ft (approx.) property is arranged with sleeping accommodation on the ground floor and living areas above. A good sized entrance hall leads off into two double bedrooms, a shared family bathroom and master bedroom with ensuite, walk-in wardrobe and double doors onto a south-facing terrace. A separate WC, storage and plant room complete the ground floor layout. Electric underfloor heating is provided in the bathrooms.

The first floor consists of an impressive open plan kitchen / dining / living area, separate sitting room or office, storage room and WC. The double height main living space has a glazed end wall which draws copious amounts of light into the interior, whilst also serving to frame views out to the fields beyond. Double doors lead out onto a shaded south-facing terrace. The contemporary kitchen has integrated appliances, an island unit with breakfast bar, and a small balcony overlooking nearby water meadows.

In order to meet Passivhaus standards, the house is oriented North / South, with large expanses of glazing used on the south elevation to make the most of the available sunlight to heat and illuminate the interior. The north elevation is conversely closed-off, with fewer areas of glazing in order to minimise heat loss. The larch cladding is intended to weather over time to a subtle silver / grey finish, allowing the house to blend discreetly into the surrounding landscape. Externally, there are outbuildings for cycle and garden storage and a covered bin area.

Eastbridge sits on the edge of the RSPB Nature Reserve at Minsmere, with Dunwich Forest and the sea a 15-minute drive or leisurely five-mile walk away. There are numerous cycle rides locally, and the award-winning local pub, The Eels Foot Inn, is a five-minute walk from the house. There are a handful of excellent local restaurants, high quality farm shops and regular farmers' markets all within close proximity. Aldeburgh, with its internationally renowned Snape Maltings Concert Hall, is approximately eight miles away and the coastal town of Southwold is approximately ten miles away. Saxmundham railway station is a 15-minutes by car and provides connecting services to London (trains to Liverpool Street in around two hours), Norwich and Cambridge.

For further information on the energy and sustainability strategy of the property please [click here](#).

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.