



Ashfield Grange, Great Ashfield

Sheridans



Ashfield Grange, Great Ashfield IP31 3HA

Guide Price £295,000

Attractive first floor flat in a beautiful, gated parkland setting with ample parking.

A splendid three bedroom first floor coach house apartment providing spacious, well presented accommodation, enjoying a stunning gated parkland setting within the grounds of a former country house.

This superb lifestyle home provides a surprising level of beautifully presented accommodation extending to approximately 1249 sqft, combined with an enviable setting, affording delightful views across parkland grounds in this exclusive setting and would be ideal as a "lock up and leave" or second home.

Benefitting from gas central heating, double glazing and no onward chain, the accommodation which displays quality features throughout, currently in brief comprises; entrance door (on ground level) opens to the Entrance Hall: with staircase off to the spacious first floor landing: with useful study area that is particularly beneficial if working from home, double and single wardrobe cupboard and airing cupboard. Door to Sitting Room: a delightful reception with plenty of space for sitting and dining areas if desired, superb fitted bespoke book case and shelving, windows to side and rear affording stunning views across pond and grounds. Kitchen/Dining Room: fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built-in appliances including oven, hob, extractor, washing machine and dish washer. Cupboard containing gas boiler, windows to front and side aspect. Master Bedroom: with window overlooking pond and gardens and

door to En-suite shower. The two remaining bedrooms have windows to the front and side and a family bathroom completes the accommodation.

Outside

The property shares a grand approach through elegant cast iron, electrically operated, gates which lead via a sweeping drive passing the Estate Office apartments on the left. Continue straight ahead and through the brick piers following the drive as it bears around to the left. The cartlodes are located to the rear of the Estate Office overlooking the pond. Ashfield Grange enjoys wonderful communal parkland grounds of over four acres comprising lawns, wood and pond.

Location

Ashfield Grange is an exclusive development of a substantial country house on the northern outskirts of the village of Great Ashfield. The centre of Norton lies just 1 mile to the west, where there is a useful village store and fuel station, a popular restaurant/public house and a primary school. The cathedral town of Bury St Edmunds lies just 12 miles away and offers an excellent range of amenities with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. There is good access to the A14, A11(M11) and the mainline railway station at Stowmarket offers a regular service to London's Liverpool Street taking approximately 80 minutes.

Directions

From Bury St Edmunds proceed North-East on the A143 towards Diss. At Ixworth turn right signposted Norton. Follow the road and turn left signposted Stowlangtoft. Follow the road into Badwell Ash

- Beautiful tranquil setting
- Spacious sitting room
- Kitchen/dining room
- Master bedroom, en-suite shower
- Two further bedrooms
- Family bathroom
- No onward chain
- Electric gated driveway
- Communal parkland grounds of about 4.47 acres (sts)
- Exclusive location within grounds of former country house

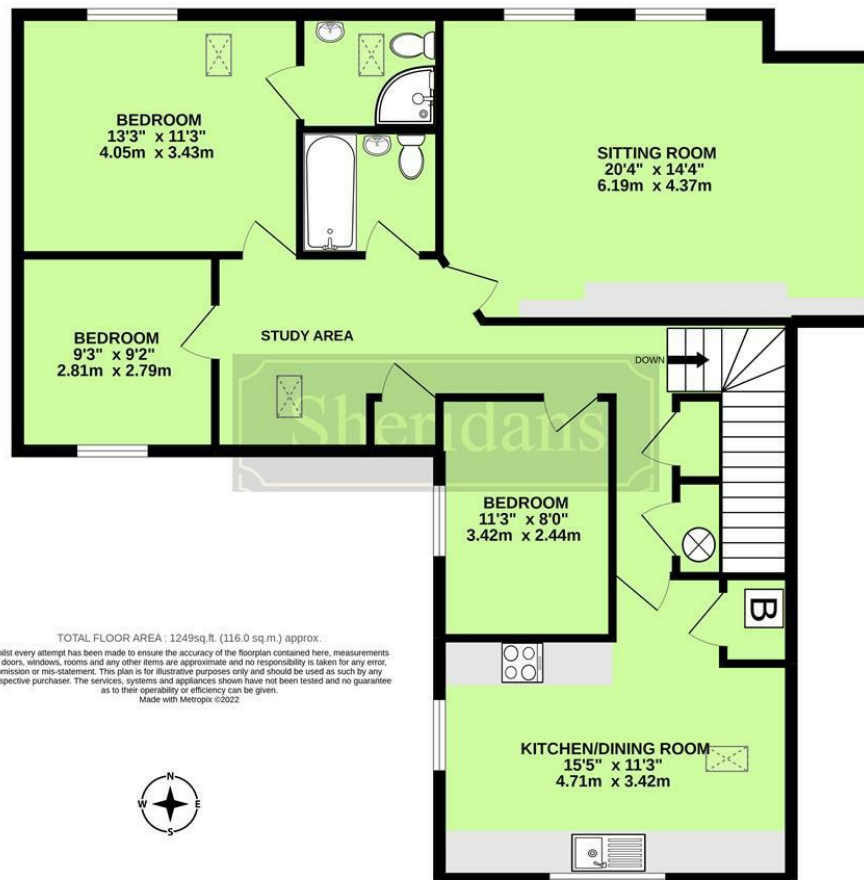
and turn right towards Long Thurlow. Follow the road and the gated entrance to Ashfield Grange will be found a short distance further on the left hand side, opposite the turning to Elmswell on the right.

Services and Lease information

Mains electricity, water, private drainage. LPG Gas fired radiator central heating. Council Tax Band C. EPC Rating C.

Tenure: Leasehold - subject to a 999 year lease (started 2006), with the freehold owned by Great Ashfield Management which is administered by Temples. There is no ground rent charged presently. The annual service charge is £2242.60, paid 6 monthly in two instalments.





TOTAL FLOOR AREA: 1249sq ft (116.0 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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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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