



ASH TREE HOUSE
WATTISFIELD, SUFFOLK

JACKSON-STOPS 

**ASH TREE HOUSE, CHURCH GREEN LANE, WATTISFIELD
BURY ST EDMUNDS, SUFFOLK, IP22 1FW**

GUIDE PRICE £665,000

AN IMMACULATELY PRESENTED AND
IMPROVED MODERN HOUSE STANDING AT
THE END OF A SMALL SELECT CLOSE WITH A
LARGE GARDEN, DOUBLE GARAGE AND
PARKING.



DISTANCE

WALSHAM LE WILLOWS 2 MILES

DISS 8 MILES

BURY ST EDMUNDS 13 MILES

GROUND FLOOR

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom

FIRST FLOOR

- Master Bedroom with En-Suite
- Bedroom Two with En-Suite
- Two Further Bedrooms
- Family Bath/Shower Room

OUTSIDE

- Driveway & Parking
- Double Garage
- Large Garden
- Large Garden Shed
- In all about 0.25 of an Acre



THE PROPERTY

An attractive and superbly presented detached house, occupying a large plot at the end of a small, select close with just two other properties of a similar stature, built approximately 19 years ago by the renowned Burgess Homes. Presenting mellow red brick elevations under a pantile roof, Ash Tree House has well-proportioned accommodation arranged over two floors and of particular note is the large kitchen/breakfast room, measuring over 18' x 15' and well-proportioned bedrooms with two en-suites and a family bathroom.

The reception hall features the stairs leading to the first floor and doors lead to the ground floor accommodation with the dual aspect sitting room featuring a red brick fireplace with bressummer beam, housing a wood burning stove and double doors lead to the garden. The dining room also has a dual aspect and double doors leading to the garden. The kitchen /breakfast room features a comprehensive range of base and eye level units, granite worksurfaces, integrated appliances including a dishwasher, a fridge/freezer and an inset Rangemaster oven with extractor over. There is a tiled floor, windows to the front and rear aspect and a door leads into the utility room, which is fitted with a worksurface, base cupboards, space for automatic appliances, a single drainer stainless sink and an oil-fired central heating boiler. There is a door leading to garden and a door into the cloakroom.

On the first floor the landing has an airing cupboard housing the pressurised hot water cylinder, leads to four bedrooms with the master bedroom having a rear aspect and built-in double wardrobes and an en-suite shower room. Bedroom two also has an en-suite shower room and there is also a family bathroom.

OUTSIDE

Ash Tree House is approached over a shared gravel driveway, leading to the front of the house, which has a small area of lawn and a further area of garden with rose bushes and a front retaining wall. The block paved drive leads to a double garage, which, currently, has been partially converted into an office/occasional accommodation and has a rear aspect, fitted bespoke dresser and shelving, electric heating, power and light.

The very generous sized rear and side gardens are predominantly laid to lawn with two terraced areas abutting the east and west side of the property, providing ideal alfresco dining areas for different times of the day. To the rear of the garage is an enclosed paved area housing the oil storage tank, large garden shed and a gate leads to the front of the property. The gardens are enclosed by wood panel fencing and to the rear is the village recreation ground and play area. In all about 0.25 of an acre.



LOCATION

Ash Tree House sits within a small select close of just three properties within this picturesque village that lies around 2 miles north of the well-regarded village of Walsham le Willows, which is well served with an award-winning butchers & delicatessen, village stores, public house and a hardware/country supplies merchants. The twin villages of Rickinghall & Botesdale (3 miles) have extensive facilities, including a health centre, primary school, dentist, Co-Op, Chinese take away, two public houses and various other shops. In addition, Hillcrest Farm Shop & Butchers is less than 10 minutes drive.

There is good access to the A143 providing a link to the town of Diss which is just 8 miles to the east and has a mainline rail service to London Liverpool Street taking approximately 90 minutes and provides an extensive range of shops and amenities. Lying 13 miles to the southwest is the historic town of Bury St Edmunds, which is an attractive market town providing a range of shops, cultural amenities, schooling in the public and private sectors and a good range of leisure facilities.

DIRECTIONS

From Bury St Edmunds proceed on the A143 passing through the villages of Great Barton, Ixworth and Stanton. On entering the village of Wattisfield turn right into 'The Street' signposted Wattisfield Church/village hall. After a short distance, Church Green Lane will be found on the left and Ash Tree House is located at the end.

PROPERTY INFORMATION

Services Mains water and electricity. Private drainage.

Oil fired central heating.

Local Authority Mid Suffolk District Council

Council Tax Band F

Tenure Freehold

Broadband Ofcom states speeds available of up to 80Mbps

Mobile Signal/Coverage Yes - varies depending on network provider.

Please visit www.ofcom.org.uk to check availability

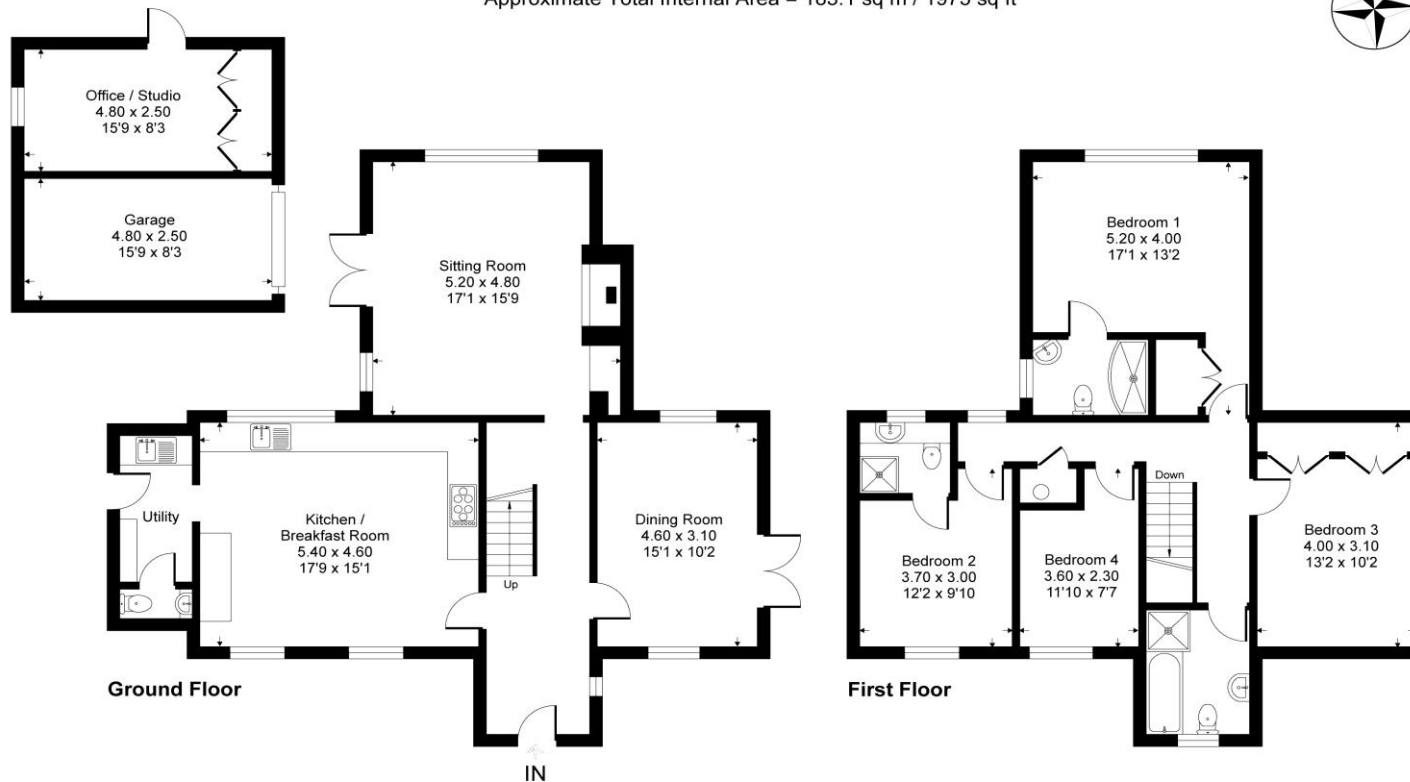
Viewing Only by appointment with the sole agents Jackson-Stops

Tel.01284 700535



Church Green Lane

Approximate Gross Internal Area = 159.3 sq m / 1715 sq ft
 Approximate Garage Internal Area = 11.9 sq m / 129 sq ft
 Approximate Outbuilding Internal Area = 11.9 sq m / 129 sq ft
 Approximate Total Internal Area = 183.1 sq m / 1973 sq ft



Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
Current	Potential
73	77
England & Wales	
EU Directive 2002/91/EC	
www.epg.co.uk	

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Disclaimer: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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