

An extremely impressive four bedroom new house backing onto open farmland in the centre of the well regarded village of Horham.

Guide Price
£499,500 Freehold
Ref: P6079/J

Ash Trees
The Street
Horham
Eye
Suffolk IP21 5DX



Entrance lobby, entrance hall, 21' sitting room, dining room, 21' kitchen/breakfast room, utility room and cloakroom.
Master bedroom with en-suite bathroom and dressing room, three further double bedrooms and family bathroom.
Cartlodge and driveway.
Landscaped gardens overlooking open farmland to the rear.

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Location

Ash Trees is situated in the centre of Horham, a small village benefitting from a Post Office with shop, a village hall which hosts a social club and a variety of events, a Baptist Church and St Mary's Church. The Second World War museum to the 95th Bomb Group, the Red Feather Club, is also nearby and hosts a variety of open days and social events throughout the year. The larger village of Stradbroke is under 2 miles away and offers further facilities including a primary school and high school, convenience store, bakery, butchers, hair dressers, dress shop, library, Post Office and sports centre with gym and swimming pool.

The delightful small town of Eye is just under 6 miles away and offers a good selection of day-to-day shopping facilities, a medical centre, public house and restaurants, as well as further schooling including Hartismere High School. It is well known for its Motte and Bailey castle and its varied cultural activities throughout the year, which include theatre productions, classical music concerts and an annual art exhibition. The historic town of Framlingham, which is best known locally for its fine medieval castle, is located 9 miles from the property. It also offers a good choice of schooling in both the state and private sectors and also benefits from an excellent variety of facilities. Further afield are the popular coastal town of Aldeburgh and Southwold, and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, is within easy reach.

For commuters, the main railway station at Diss provides direct services to London's Liverpool Street Station, Ipswich and Norwich. Located approximately 11 miles from the property, Diss also offers an eighteen hole golf course, tennis and squash clubs, an indoor swimming pool and gym, as well as Tesco, Morrisons and Aldi supermarkets. Just over 20 miles from the property is the county town of Ipswich, which offers further national shops and services.

Description

Ash Trees is a brand new, four bedroom well appointed and spacious house that has recently been completed by a well regarded local builder. Ash Trees is just one of two houses that has been constructed on the site, and it has been built and finished to a high standard. Principle features include a spacious entrance hall, with bespoke oak staircase incorporating glass panel balustrades and automated lighting, an extremely well fitted kitchen/breakfast room, with a wide range of integral appliances, a spacious 21' sitting room with fully glazed bi-fold doors opening onto the rear garden that overlooks open farmland to the rear and well appointed bathroom and en-suite facilities. Being a newly built property, Ash Trees benefits from all the energy efficiencies one would expect, and these include a Mitsubishi air source heat pump that serves the underfloor heating, central heating and hot water system, wooden double glazed units throughout and LED spotlighting serving the principle reception areas.

Outside there is a gravelled driveway that is partly shared with the neighbouring property, Fairview, together with a cartlodge. To the rear is a decked terrace area that can be accessed from the Sitting Room, together with a landscaped garden that overlooks the adjoining farmland.

Ash Trees will be sold with a RICS Structural Warranty that covers the property for structural defects for a period of six years.

The Accommodation

The House

Ground Floor

A wooden front door with central light opens into the

Entrance Lobby 8'11 x 6'7 (2.7m x 2m)

With large window on the side elevation providing a good amount of light, wood effect tile flooring, LED spotlighting, telephone point and door to



Cloakroom

With WC, mounted wash basin with mixer tap and tiled splashback with storage cupboard under, wood effect tile flooring to match the entrance lobby, LED spotlighting and extractor fan.

From the Entrance Lobby a glazed door with side light opens into the

Entrance Hall

With impressive, bespoke oak staircase with glass balustrades and carved handrail rising to the first floor. Useful understairs storage cupboard, LED spotlighting, door to large **walk-in storage cupboard** containing the underfloor heating manifold, telephone point and doors off to

Sitting Room 21'6 x 11'1 (6.55m x 3.37m)

An impressive triple aspect reception room with bi-fold doors opening onto the decked terrace and providing wonderful views across the garden and adjoining agricultural land. The focal point of the Sitting Room is the fireplace containing the Arrow woodburning stove set on a raised tiled hearth. TV, satellite and telephone points, LED spotlighting and opening through to the



Dining Room 11'11" widening to 15'3" x 11'3" (3.63m widening to 4.65m x 3.43m)

With windows on the side elevation overlooking the garden, door returning to the Entrance Hall, LED spotlighting, TV point and door to the Utility Room.

Returning to the Entrance Hall a door provides access to the

Kitchen/Breakfast Room 21'6" x 10'6" widening to 12' (6.55m x 3.2m widening to 3.66m)

A delightful room with the Breakfast Area benefitting from 'curtain wall' style glazing that provides plenty of light and views over the front driveway. The Kitchen is extremely well fitted with an extensive range of cupboard and drawer units with oak block worksurfaces over incorporating a stainless steel sink with mixer tap and Bosch induction hob with retractable extractor hood. Other integral appliances include two high level Bosch ovens, a Bosch dishwasher and a separate fridge and freezer. Wood effect tiled flooring to match the Entrance Lobby, LED spotlighting and over counter lighting. Door to



Utility Room 9'8" x 6'2" (2.95m x 1.88m)

With fully glazed door and side light opening onto the side garden together with matching range of cupboard units with wood effect worksurface over incorporating stainless steel sink with mixer tap and cupboard containing the Monarch water softener. Recess for washing machine and tumble dryer and door returning to the Dining Room.

Stairs from the Entrance Hall rise to the

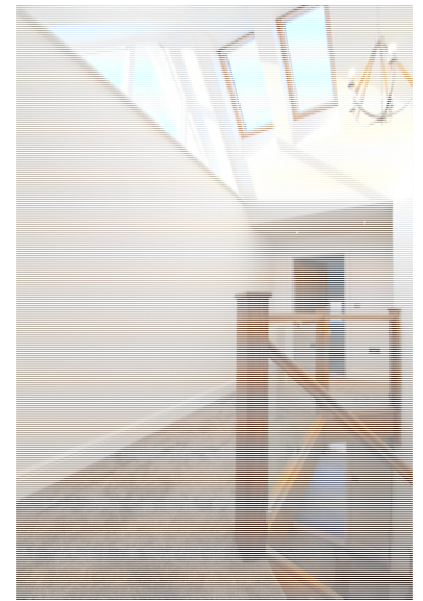
First Floor

Galleried Landing

With vaulted ceiling incorporating Velux window lights and the partly glazed gable allowing additional light. **Airing Cupboard**, LED spotlighting, radiator and doors off to

Master Bedroom 13'11 x 13'4 (4.24m x 4.06m)

A spacious double bedroom with large window providing stunning views of the countryside to the rear. Partly vaulted ceiling, LED spotlighting, TV point, radiator and door to *Dressing Room*, 7'2 x 5'2 (2.18m x 1.57m), with window on the gable elevation and radiator, and further door to



En-suite Bathroom 6'7 x 5'6 (2m x 1.67m)

Fully tiled and with suite comprising panelled bath with jacuzzi system together with waterfall style mixer tap and separate shower over, WC and pedestal wash basin with mixer tap, and mirror with shaver socket over. Heated towel rail, wood effect tiled flooring, LED spotlighting and extractor fan.



Bedroom Two 11'11 x 9'1 (3.63m x 2.77m) maximum

With window on the side elevation, TV point and radiator.

Bedroom Three 12'1 x 11'2 (3.68m x 3.4m) maximum

A good size double bedroom with windows overlooking the front drive and village street. TV point and radiator.

Bedroom Four 11'11 x 9'10 (3.63m x 2.99m)

Another double bedroom overlooking the front drive and village street. Radiator, TV point and access to roof space.

Bathroom 8'6 x 6'2 (2.59m x 1.88m)

Well fitted with suite comprising panelled bath with mixer tap in fully tiled surround, fully tiled shower cubicle, WC and mounted wash basin with mixer tap over and drawer cupboards under. Mirror with light and heated towel rail. Wood effect tiled flooring, LED spotlighting and extractor fan.

Outside

The property is approached over a shared shingle driveway, with a parking and turning area immediately to the front of Ash Trees, beside which there is a **cartlodge**, approximately 18'4 x 8'11 (5.58m x 2.72m), with power and light connected, together with a useful roof space for storage if required.

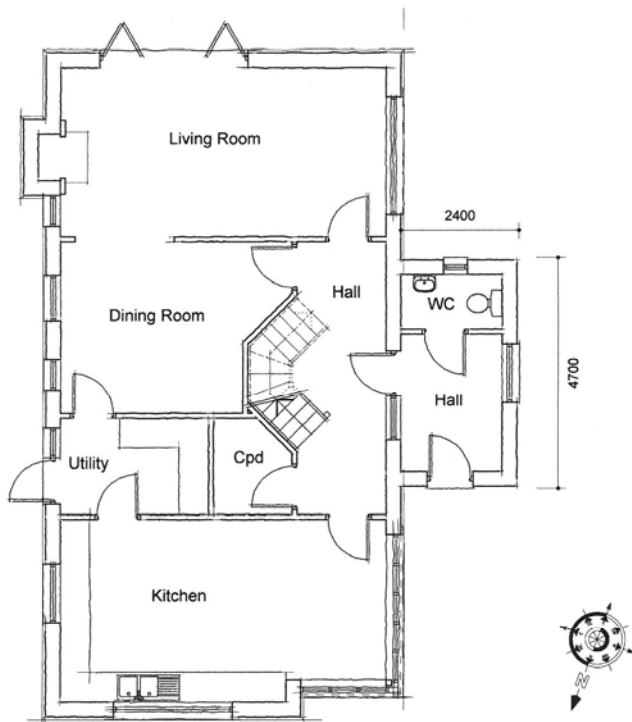
Immediately to the front of the property is a paved area, beside which is a gate that opens onto the rear garden. This is a delightful area, and facing in a southerly direction enjoys the sun for the majority of the day. There is a raised terraced area immediately adjoining the rear of the property, that can be accessed from the Sitting Room, beyond which is a garden that has been laid to grass for ease of maintenance. This is enclosed, to the rear, by a low level fence which allows impressive views of the agricultural land beyond.

The generous plot continues to the side where there is an additional area of garden and a further paved area that leads back to the front driveway and cartlodge. From here there is also a door that provides access to the Utility Room.

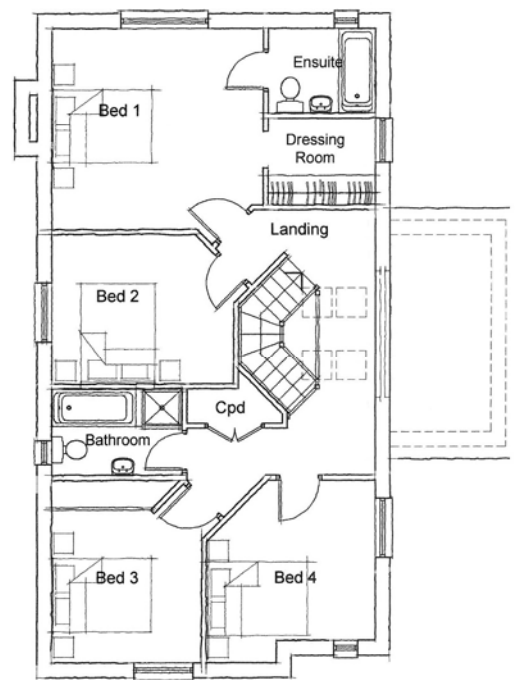


View from Master Bedroom





Ground Floor Plan



First Floor Plan

Approximate Gross Internal Area of 1,923 square feet (179 square metres).

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Mitsubishi air source heat pump providing the central heating and hot water.

EPC Predicted Energy Assessment = B

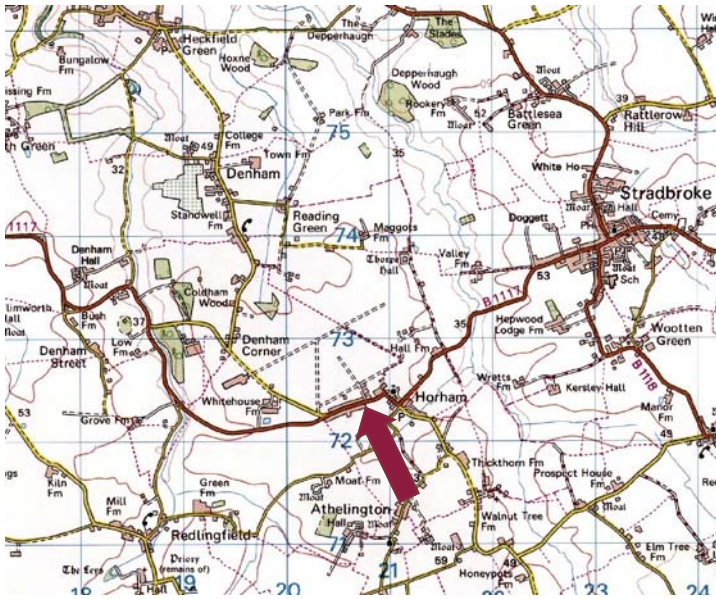
Council Tax To be assessed.

Local Authority Mid Suffolk District Council, Council Offices, High Street, Needham Market, Suffolk IP6 8DL; Tel 01449 724500.

NOTE

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December 2018



Directions

From Framlingham take the B1116 Dennington road and at the junction with the A1120 in the village, turn right and immediately left towards Laxfield. Continue on the B1117 and follow this road into Stradbroke village. Continue through the village passing the church on your right and continue on towards Horham. Proceed through the village, passing the village shop on your left. Continue round the sharp right hand bend and pass the Community Centre on your left. Continue round a sharp left hand bend with the church and a telephone box on your right, and the property will be found a short way along on the left hand side.



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