

A beautifully presented family home with impressive studio and home office, in the centre of Campsea Ashe, between Wickham Market and the Heritage Coast.

Guide Price
£549,500 Freehold
Ref: P6548/J

Ashcroft
Ashe Row
Campsea Ashe
Woodbridge
Suffolk IP13 0PS



Entrance hall, 19' sitting room, 18' kitchen/dining room, study, utility room and cloakroom.

Master bedroom with en-suite shower room, guest bedroom with en-suite shower room, two further bedrooms and family bathroom.

Studio outbuilding comprising a gym on the ground floor and home office on the first floor.

Generous driveway and landscaped gardens.

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Location

Ashcroft is located in the centre of the popular village of Campsea Ashe, a short distance to the south of Wickham Market. Campsea Ashe is a rural yet convenient village with easy access to the A12. The village benefits from a popular dining pub, The Duck, together with a shop and railway station, that includes an impressive community café, with services running to Lowestoft to the north and Ipswich to the south, which has connecting trains to London's Liverpool Street station. The village is also home to Clarke & Simpson's Auction Centre. There is a wide choice of state and independent schooling in the area, including primary schools in nearby Eyke and Wickham Market. The property is conveniently positioned close to Suffolk's Heritage Coast, with the popular town of Woodbridge being 7 miles to the south-east. Snape Maltings, with its world famous concert hall, is just over 4 miles away and Aldeburgh, with its sailing and 18 hole golf course, is approximately 10 miles. The pretty riverside village of Orford is 7.5 miles.

Description

Built in 2009, Ashcroft is a beautifully presented, light and spacious four bedroom family home. The accommodation extends to over 1,800 sq ft in all, and comprises a generous entrance hall for receiving guests, a well fitted kitchen/dining room with breakfast bar, 18' sitting room, study, utility room and cloakroom on the ground floor. On the first floor there is a spacious master bedroom with en-suite shower room, guest bedroom with en-suite shower room, two further bedrooms and a bathroom.

In addition to Ashcroft's accommodation there is also an impressive Studio. Created from the double garage, this comprises a ground floor studio room, currently utilised as a gym, together with a home office above, which benefits from superfast 'fibre' internet connection, that is separately accessed via an external staircase. This currently provides the vendors with an excellent work from home facility, but could also be utilised as ancillary accommodation serving Ashcroft, a games room or similar.

Outside there are landscaped gardens incorporating a patio area, that can be accessed from the sitting room, a summerhouse with decked area and a separate covered seating area. The property also benefits from a generous granite chipped driveway for the parking of four vehicles.

The Accommodation

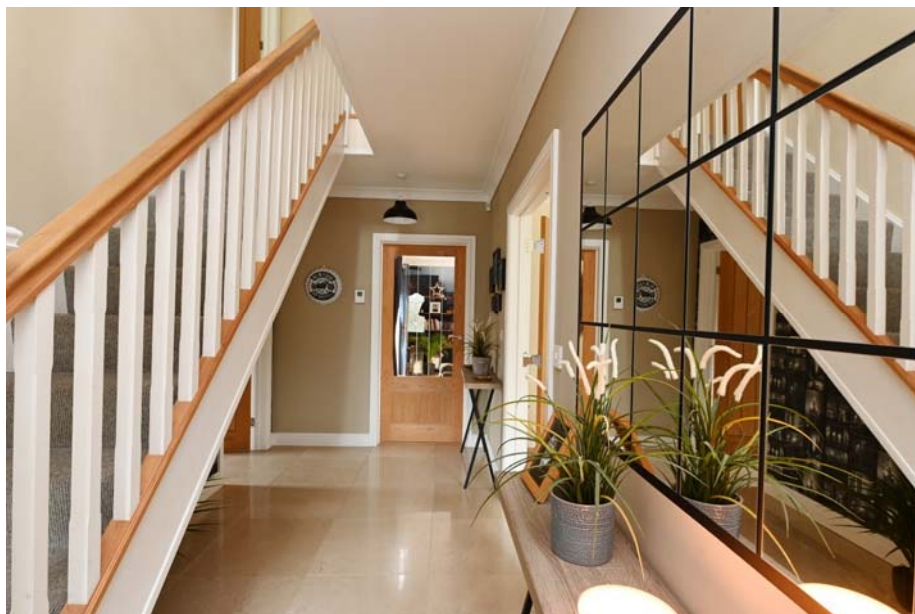
The House

Ground Floor

A part glazed wood effect front door opens into the

Entrance Hall

A spacious area with staircase rising to the First Floor, polished stone floor tiles throughout, vertical hung column radiator and doors off to



Sitting Room 19'3 x 14'8 (5.87m x 4.47m)

A spacious, twin aspect reception room linking wonderfully well with the Kitchen/Dining Room. Fully glazed French doors open on to the patio and gardens. Engineered oak flooring, vertical column radiators. TV and telephone points. Fully glazed French doors open to the



Kitchen/Dining Room 18'3 x 16'3 (5.56m x 4.95m)

A light and spacious room overlooking the driveway and village street. The kitchen area is extremely well fitted with a good range of gloss fronted cupboard and drawer units with polished stone worksurface over incorporating a butler sink with mixer tap and carved drainer to the side. Matching island with breakfast bar and four ring induction hob with light and extractor hood over. High level AEG double oven and grill. Integral Indesit dishwasher and fridge freezer. Wood flooring throughout and vertical column radiators. Recessed spotlighting. Doors to the Entrance Hall and part glazed door through to the



Utility Room

With further range of useful cupboard units with marble effect worksurface over incorporating a stainless steel circular sink with mixer tap. Part glazed door to the driveway. Stone floor tiles and recess and plumbing for washing machine. Radiator and extractor fan.

Further doors from the Entrance Hall provide access to the

Study 11' x 10' (3.35m x 3.05m)

With window on the front elevation overlooking the driveway and village street. Radiator and TV point.



Cloakroom

Well fitted and with suite comprising WC, mounted wash basin with storage cupboard under and stone splashback above. Polished stone floor tiles, radiator and fitted shelving.

Stairs from the Entrance Hall rise to the

First Floor

Landing

With window on the front elevation offering views of the village street. In a galleried style overlooking the Entrance Hall. Door to **storage cupboard**. Access to boarded roof space, radiator and doors off to



Master Bedroom 20' x 14'8 (6.1m x 4.47m)

An extremely spacious double bedroom with window providing far reaching views. Range of fitted wardrobe cupboards, vertical column radiator, TV and telephone points, and door to



En-suite Shower Room

With suite comprising tiled shower cubicle, WC and pedestal wash basin. Tiled floor, heated towel rail, recessed spotlighting and extractor fan.



Bedroom Two 16'4 x 7'4 (4.98m x 2.24m)

A double bedroom with window on the front elevation overlooking the front drive and village street. Radiator and door to



En-suite Shower Room

With suite comprising shower cubicle, WC and mounted circular wash basin with offset mixer tap and storage shelf under. Tiled floor, heated towel rail, extractor fan and recessed spotlighting.



Bedroom Three 10'9 x 8'7 (3.28m x 2.62m)

A double bedroom with window on the front elevation providing plenty of light. Fitted wardrobe cupboard and radiator.



Bedroom Four 10' x 8' (3.05m x 2.44m)

With window on the front elevation overlooking the driveway, village street and towards the playingfield beyond. Radiator.



Bathroom

Extremely well fitted with mounted bath with centre aligned mixer tap and shower attachment. Large shower cubicle, wash basin with stone surround and storage cupboard under and WC. Tiled floor, heated towel rail, recessed spotlighting and extractor fan.



Outside

Set in the centre of the village, Ashcroft is approached over a part block paved, part granite chip driveway, set behind a maturing laurel hedge. The driveway is sufficiently large enough for the parking of four vehicles. A block paved path leads up to the oak framed covered porch and front door, and this continues alongside the front of the house, via a pair of side hung gates, to the rear where the Studio and Office is located.

The Studio 19'4 x 17'7 (5.89m x 5.36m)

The current vendors have converted the former double garage into an impressive fully insulated Studio, that provides wonderful ancillary accommodation to Ashcroft. Currently utilised as a Gym and with two pairs of fully glazed sliding doors on the front elevation together with a personnel door to the rear, wood effect flooring throughout, recessed spotlighting and power connected.



An external staircase on the gable elevation of The Studio provides access to the

Office 19'6 x 12'2 (5.94m x 3.71m) maximum

Currently used as an Office, providing a wonderful work from home facility, but could also be utilised as ancillary accommodation to Ashcroft or a games room. With separate high speed fibre internet connection, Velux window lights on the eastern elevation, telephone connection and electric panel heaters.

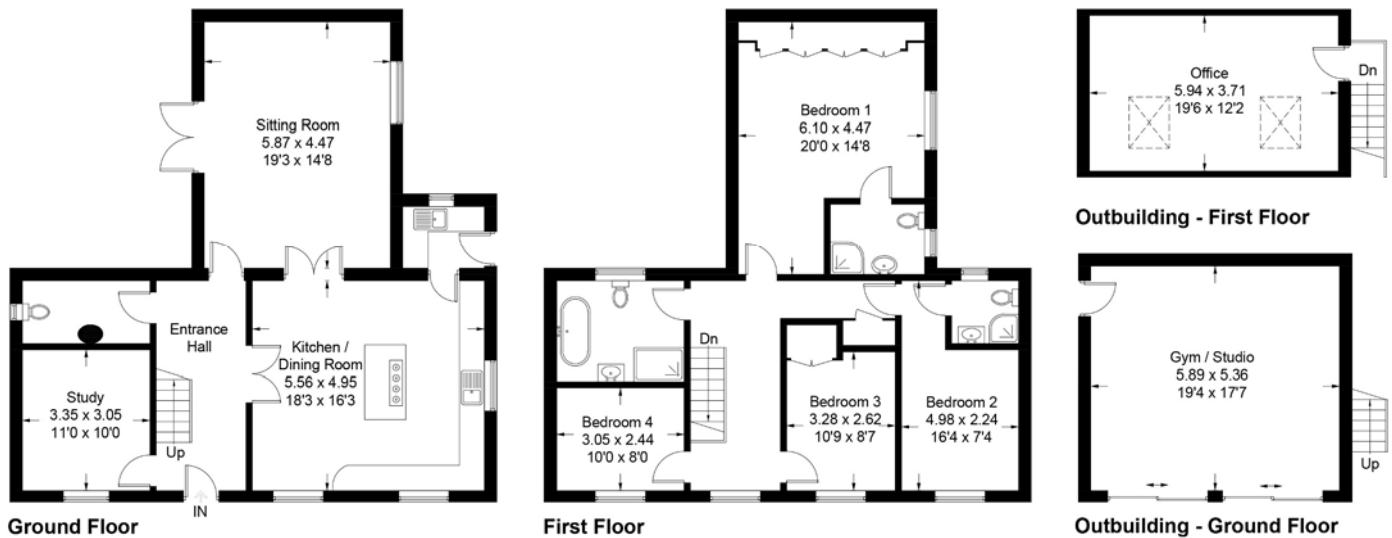


A pathway continues between Ashcroft and the Studio to the rear, where there is a very private and delightful garden. This comprises a central area of grass, for ease of maintenance, but enclosed, in part within meandering borders that contain a variety of established shrubs and trees. There is also a decked area, a summerhouse and a covered seating area, together with a patio that can be accessed directly from the Sitting Room. Facing in a southerly direction, this area enjoys the sun for much of the day.



Ashcroft, Campsea Ashe

Approximate Gross Internal Area = 170.2 sq m / 1832 sq ft
Outbuilding = 54.8 sq m / 590 sq ft
Total = 225.0 sq m / 2422 sq ft



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Viewing Strictly by appointment with the agent. No more than two related viewers will be admitted to the property and assurances must be provided that neither party has Covid-19 symptoms. Viewers must bring with them appropriate PPE (mask) and sanitise accordingly.

Services Mains water, electricity and drainage. Calor gas central heating.

Council Tax Band F; £2,561.14 payable per annum 2020/2021

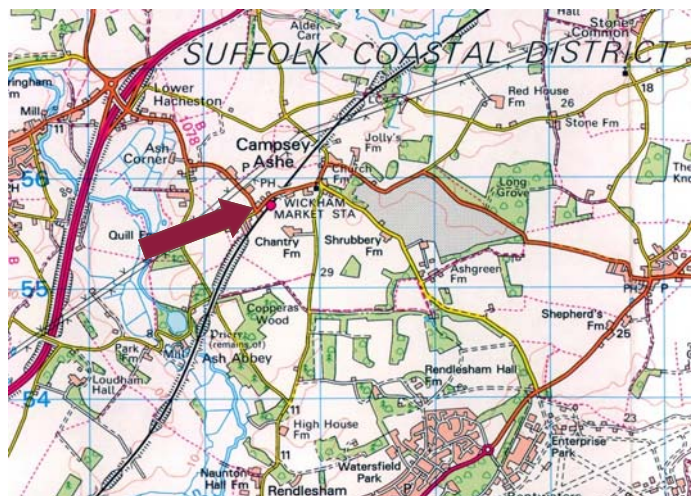
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

EPC Rating = C

NOTES

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November 2020



Directions

From Framlingham, proceed in a southerly direction, passing through the villages of Parham and Hacheston. At the roundabout on the outskirts of Wickham Market go straight over towards Campsea Ashe. Proceed into the village on the B1078, passing Clarke & Simpson's Auction Centre on the left hand side, where the property will be found immediately on the right hand side.



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