



# THE HOLLIES

Ash Street | Suffolk



Chapman Stickels









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A 'STAND-ALONE' DETACHED BUNGALOW OCCUPYING A FABULOUS RURAL LOCATION WITH DOUBLE GARAGE, STABLES AND GROUNDS EXTENDING TO 2.2 ACRES

- Sitting room • Kitchen / breakfast / dining room • Pantry • Utility room • Shower room •
- Hall • Three bedrooms • Bedroom four / study • Family bathroom •
- Detached double garage • Stable and tack room / store • Formal gardens •
- Paddock • In all, 2.2 acres •

Hadleigh – 3 miles / Ipswich – 11 miles

Manningtree – 13 miles (London Liverpool Street from 60 minutes)









### The Property

Occupying an idyllic and secluded rural setting within the parish of Semer, The Hollies is a 3 /4- bedroom detached bungalow which was built in 1987. The bungalow is strategically placed within its private grounds, taking full advantage of the far-reaching views over most of its grounds to the south, with rolling countryside beyond towards Whatfield village.

Recently, the current owners have made numerous modifications, which includes the removal of the original dividing wall to the kitchen and former dining room, creating an open plan kitchen / breakfast / dining room. The kitchen, utility room, and all bathrooms have also been stylishly updated.

Further fundamental improvements include partitioning the original central hall to form a study / bedroom four, and the instillation of a new oil-fired heating system. Planning permission has also been granted for significant extension and remodelling, as outlined below (Agents Note).

The central entrance hall essentially divides the accommodation into two distinct areas, where the three main double bedrooms are to the west. The main reception room is to the rear, with open fire and triple aspect views over the principal gardens and grounds.

Outside, the gardens are a key feature, consisting of more formal areas surrounding the bungalow to all sides, with a feature brick and flint wall defining the western boundary, which runs parallel to a minor country lane (Ash Street). A driveway to the north offers ample off-road parking, which gives access to detached double garage with power and light connected.

With numerous feature trees and a small orchard, the formal gardens back onto a level grazing paddock (about 1.2 acres) to the south-east, which is ideal for small scale equestrian grazing. Further outbuildings include a blockwork stable and an adjacent tack room / store. In all, the property covers some 2.2 acres.

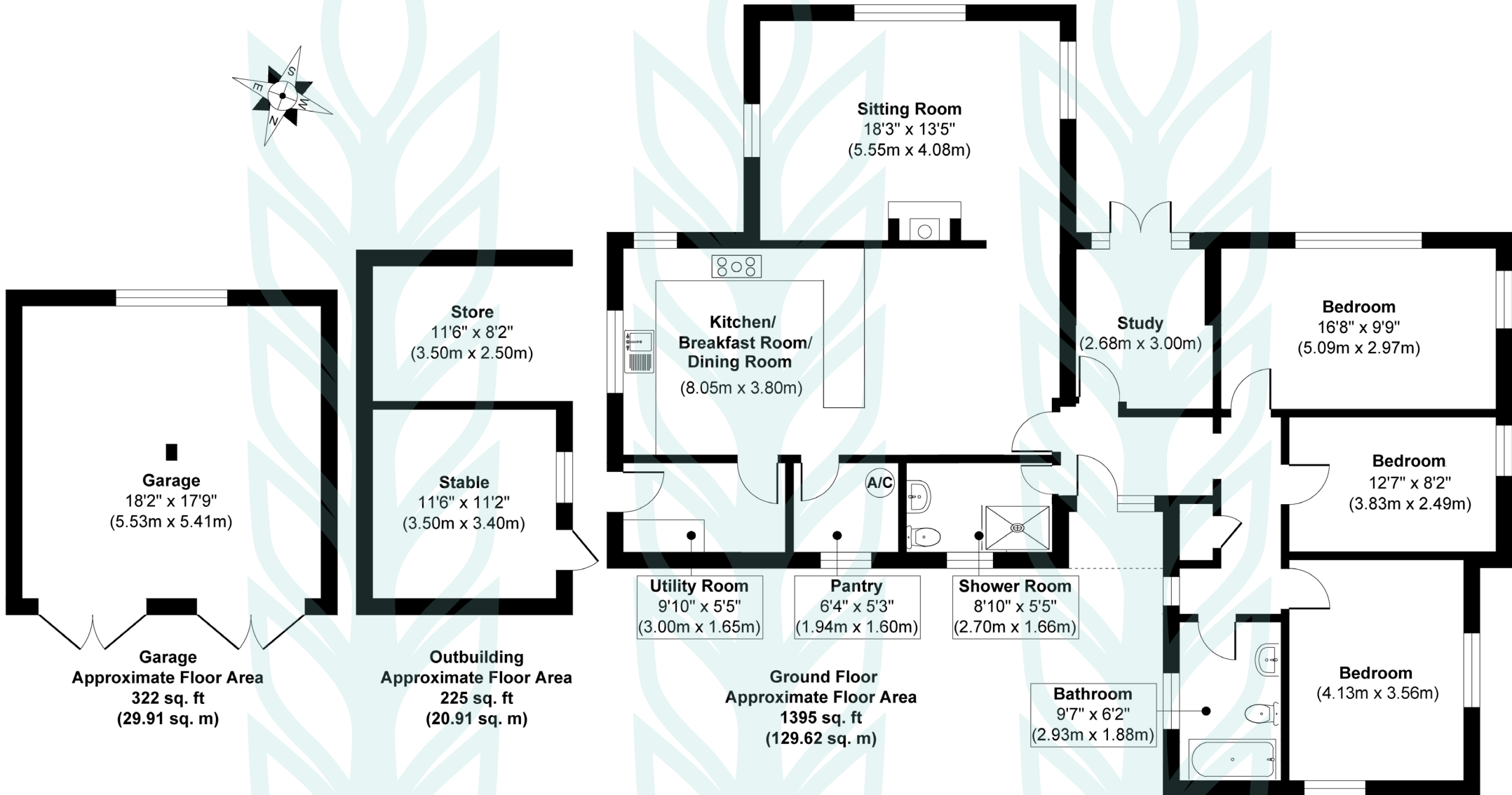








# The Hollies, Ash Street, Semer, IP7 6QZ



**Approx. Gross Internal Floor Area 1395 sq. ft / 129.62 sq. m**

**Approx. Gross Internal Floor Area 547 sq. ft / 50.82 sq. m (Outbuilding & Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.



Agents Note

Planning permission has also been granted for a significant extension and remodelling, by raising the existing roof, as well as the construction of a rear addition linking to the existing detached garage. The full planning approval with 12 conditions, supporting documentation and associated site plans are available via Babergh & Mid Suffolk's planning portal ([www.babergh.gov.uk/planning](http://www.babergh.gov.uk/planning)) under reference DC/23/03522

Location

Ash Street is a quaint and peaceful hamlet which is well-placed for the daily amenities in Hadleigh, which is about 3 miles to the south. The immensely popular Hollowtrees farm shop is about 1.5 miles away towards Monks Eleigh. There is a well-respected primary school in Whatfield (about 1.5 miles) as well as in Kersey (about 2.3 miles).

Services

Mains, electricity and water are connected. Private drainage. Oil fired central heating. Superfast broadband is connected to Ash Street.

EPC Rating

Current F (25). Potential C (79).

Local Authority and Council Tax

Babergh with Mid Suffolk District Council  
Band E (2025)



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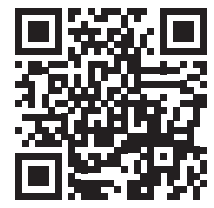
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