



Ashfield Grange, Great Ashfield, Bury St. Edmunds

Sheridans



Ashfield Grange, Great Ashfield, Bury St. Edmunds IP31 3HA

Guide Price £250,000

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

A splendid three bedroom first floor 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, 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" first 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.

The sitting room is a light and airy reception room and the well equipped kitchen/dining room is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built-in appliances. The spacious principal bedroom has its own en-suite and the two remaining bedrooms, are served by the family bathroom, completing 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 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

- Spacious coach house apartment in parkland setting
- No onward chain
- Well proportioned rooms
- Parking and cartlodge
- Communal 4 acre gardens
- Sitting room
- Well equipped kitchen/dining room
- Landing with study area
- Three bedrooms
- En-suite shower, family bathroom

Mains water, electricity and LPG gas connected

Council Tax Band C - Mid Suffolk Council

Service/maintenance Charges: £1100.00, 6 monthly

Ground Rent:£75.00 per annum

Lease: 999 years with 950 years remaining

This property is offered with Vacant Possession Upon Completion



Measurements are approximate. Not to scale. Illustrative purposes only.
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1ST FLOOR

GROUND FLOOR



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.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office

19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290

VAT Number: 794 915 378



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