

A detached four bedroom family house that is nearing completion and located on this exclusive new development of just two properties .

Guide Price
£645,000 Freehold

Ref: P6532/J

The Former Primary
School Site

The Street
Badwell Ash

Bury St Edmunds
Suffolk IP31 3DG



Chestnut House

(Plot 1)

A new development of just two 4 bedroom detached houses, with large gardens, garages and parking, located centrally within the popular and well located village of Badwell Ash.

Plot One, Chestnut House extends to approximately 2,000 sq ft, excluding the garage.

Contact Us



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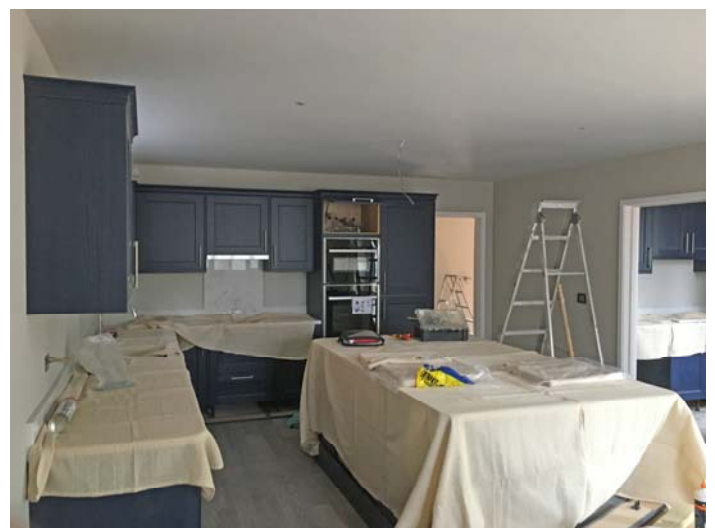
Location

Chestnut House will be found in the centre of the village of Badwell Ash, comprising what was until recent years the primary school serving the village. Badwell Ash is a traditional Suffolk village, with a shop/post office, The White Horse Inn pub, church and a fish and chip bar. There are numerous groups, clubs and classes in the village including a baby & toddler group, bowls and football clubs, fishing (at the Back Lane Fishing Lakes) and a gun club amongst others. There is also a playingfield with village hall. Badwell Ash is well located, being about 12 miles from both Bury St Edmunds and 10 miles from Stowmarket. The historic cathedral town of Bury St Edmunds offers a wide range of shopping and recreational facilities. Stowmarket, again with a good selection of facilities, also benefits from direct services to London's Liverpool Street, with journey times scheduled to take approximately 80 minutes. There is also a railway station in the neighbouring village of Elmswell, 4 miles to the south, with connecting trains to the mainline service. The site has easy access to the A14 with Norwich and the A140 to the north, Bury St Edmunds and Cambridge to the west, and Ipswich, Colchester and London, via the A12, to the south.

Description

Following the demolition of the former primary school, the development is close to completion and consist of two spacious and energy efficient four bedroom houses with garaging and parking, and each house benefitting from generous plots. In accordance with the consented plans, the two dwellings have been designed and built in a traditional Suffolk vernacular with a finish of either colourwashed render or soft facing brick under plain tile or pan tile roofs, and finished with white joinery.

The kitchens, bathrooms and shower rooms will also be fitted with high quality units and sanitary ware, and flooring will be fitted throughout. Both properties will benefit from underfloor heating served by air source heat pumps, double glazed windows and doors as well as a 10 year structural warranty. Outside the front gardens will be landscaped, with the rear gardens laid to top soil. The driveways will be tar sprayed shingle and these lead to double garages. Plot One, Chestnut House, is due for completion by mid June.



Viewing

Strictly by appointment with the agents. Please adhere to current Covid guidelines.

Services

Mains water, drainage and electricity. Electric air source heat pumps serving the central heating and hot water systems.

EPC

To be assessed

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

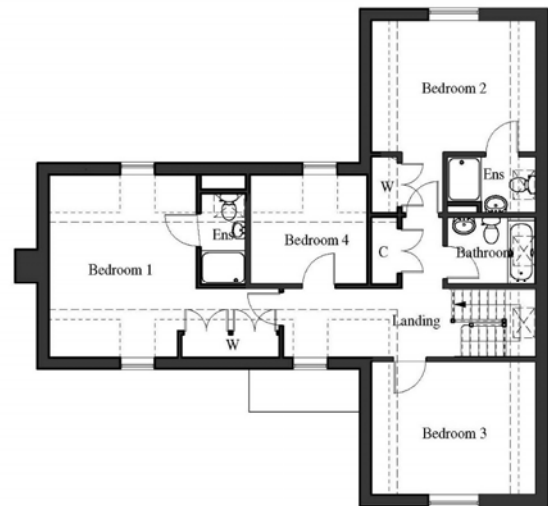
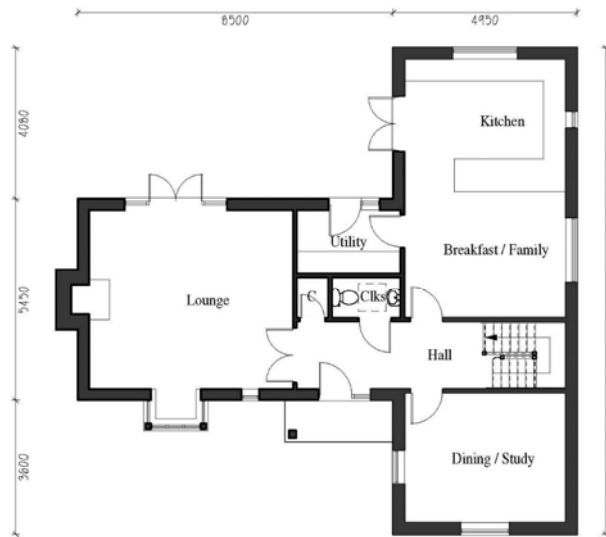
Council Tax

To be assessed.

Reservation

A reservation deposit of £1,000 will be required. For further conditions on the reservation agreement please speak to the selling agents.

Chestnut House (Plot 1) — Proposed Floorplans



Lounge - 16'6 x 16'1 (5.05m x 4.92m)
Kitchen/Family Room - 23' x 14'3 (7.03m x 4.35m)
Dining Room/Study - 14'3 x 11'5 (4.35m x 3.5m)
Utility Room - 7'3 x 5'3 (2.22m x 1.6m)

Bed 1 inc En-suite - 16'6 x 15'1 (5.05m x 4.6m)
Bed 2 - 14'3 x 11'5 (4.35m x 3.5m)
Bed 3 - 14'3 x 11'5 (4.35m x 3.5m)
Bed 4 - 10'6 x 8'6 (3.25m x 2.63m)

Plot One, Chestnut House extends to approx 2,000 sq ft excluding the garage

NB: Due to the design of the property, the bedrooms will have vaulted ceilings.

The above measurements are approximate only and subject to variation during the construction process.
The measurements given are intended to be used as a guide only.

NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. Drawings reproduced by kind permission of Patrick Allen & Associates Architects, 2 Grange Business Centre, Tommy Flower Drive, Grange Farm, Kesgrave, Ipswich, Suffolk IP15 2BY.
4. Please note that the design, layout and sizes of the proposed dwellings are approximate and subject to change during the build process.

June 2021



Directions

Proceeding in a westerly direction along the A14, take the A1088 exit where signposted to Woolpit, Elmswell and Ixworth - junction 27. Continue along the A1088 through the village of Norton, turning right onto The Street, towards Stowlangtoft. Continue through Stowlangtoft, through Hunston and into Badwell Ash, where the development will be found in the centre of the village on the left hand side.



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