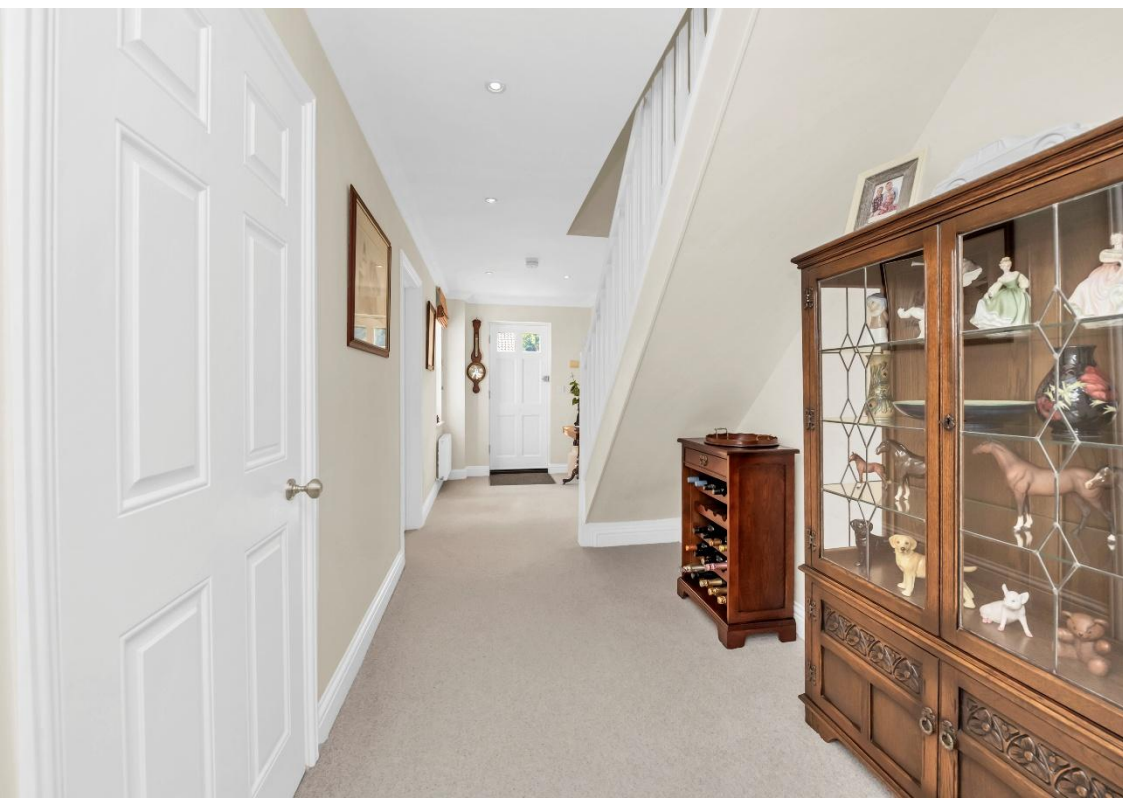




**Church Green Lane  
Wattisfield, Suffolk**

**DAVID  
BURR**





# Ash Tree House, Church Green Lane, Wattisfield, IP22 1FW

Wattisfield is an idyllic north Suffolk village with a thriving local community and St Margaret's Church. The nearby villages of Rickinghall and Botesdale provide a good range of everyday amenities including a shop and doctor's surgery and the market town of Diss (9 miles) has an excellent range of schooling, shopping and recreational facilities together with a mainline rail link to London's Liverpool Street. The historic cathedral town of Bury St Edmunds is approximately 14 miles to the south west.

Tucked away on a quiet private road, Ash Tree House enjoys a wonderfully peaceful position with no immediate rear neighbours — offering both privacy and tranquillity in equal measure. Just a short drive away lies the thriving market town of Diss, where you'll find a comprehensive range of amenities including independent shops, cafes, restaurants, and well-regarded schools. For those who commute, Diss railway station provides a direct mainline service to London Liverpool Street, making it easy to enjoy rural living without sacrificing city connections. Nearby stations such as Stowmarket offer additional transport options. The historic market town of Bury St Edmunds is also within easy reach, just 13 miles away, offering an array of cultural attractions, boutique shopping, and fine dining experiences.

**A beautifully proportioned four-bedroom family home in a peaceful Diss location, with spacious living areas, versatile accommodation, and wraparound gardens offering countryside views. Perfect for family life, entertaining, and home working, this property blends classic charm with modern comfort.**

## Key Features

- Four-bedroom detached home (1,860 sq. ft) with versatile layout
- Principal bedroom with en suite plus second en suite guest room
- Spacious sitting room with access to terrace and gardens
- Modern open-plan kitchen with adjoining utility and ground floor W.C.
- Formal dining room and separate reception ideal for a study or snug
- Detached garage with adjoining office/studio
- Generous wraparound gardens with countryside outlooks
- Gravel driveway providing ample off-road parking
- Peaceful setting within easy reach of Diss and Stowmarket and with a mainline station

## The Property

A wide entrance hall provides a welcoming introduction and easy flow through the home. To one side sits the formal dining room, while the opposite door opens to a spacious sitting room – an inviting space with garden views and direct access to the terrace, perfect for family gatherings or entertaining.

The open-plan kitchen is the heart of the house, offering excellent worktop space, a central cooking area, and a natural connection to everyday family life. An adjoining utility and ground-floor W.C. provide practicality and additional storage.

Upstairs, the principal bedroom features its own en suite, complemented by a second en suite bedroom ideal for guests or older children. Three further well-proportioned bedrooms share a stylish family bathroom. The landing provides useful storage and a sense of space, with easy access to each room.

## Outside

Set within a generous plot, the wraparound garden is a highlight of Ash Tree House. Mature trees and established planting frame the space, providing privacy



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and a natural outlook across open fields. Expansive lawns are perfect for children, pets, or simply enjoying the outdoors, while a wide terrace off the dining room creates the ideal setting for summer dining and entertaining.

A gravel driveway leads to a detached garage with an adjoining office/studio – ideal for home working, hobbies, or conversion potential. The frontage is neatly landscaped with seasonal planting, ensuring a welcoming first impression.

**SERVICES:** Mains water, electricity and private drainage system. Oil fired central heating.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council

**COUNCIL TAX:** Band F

**EPC RATING:** TBC

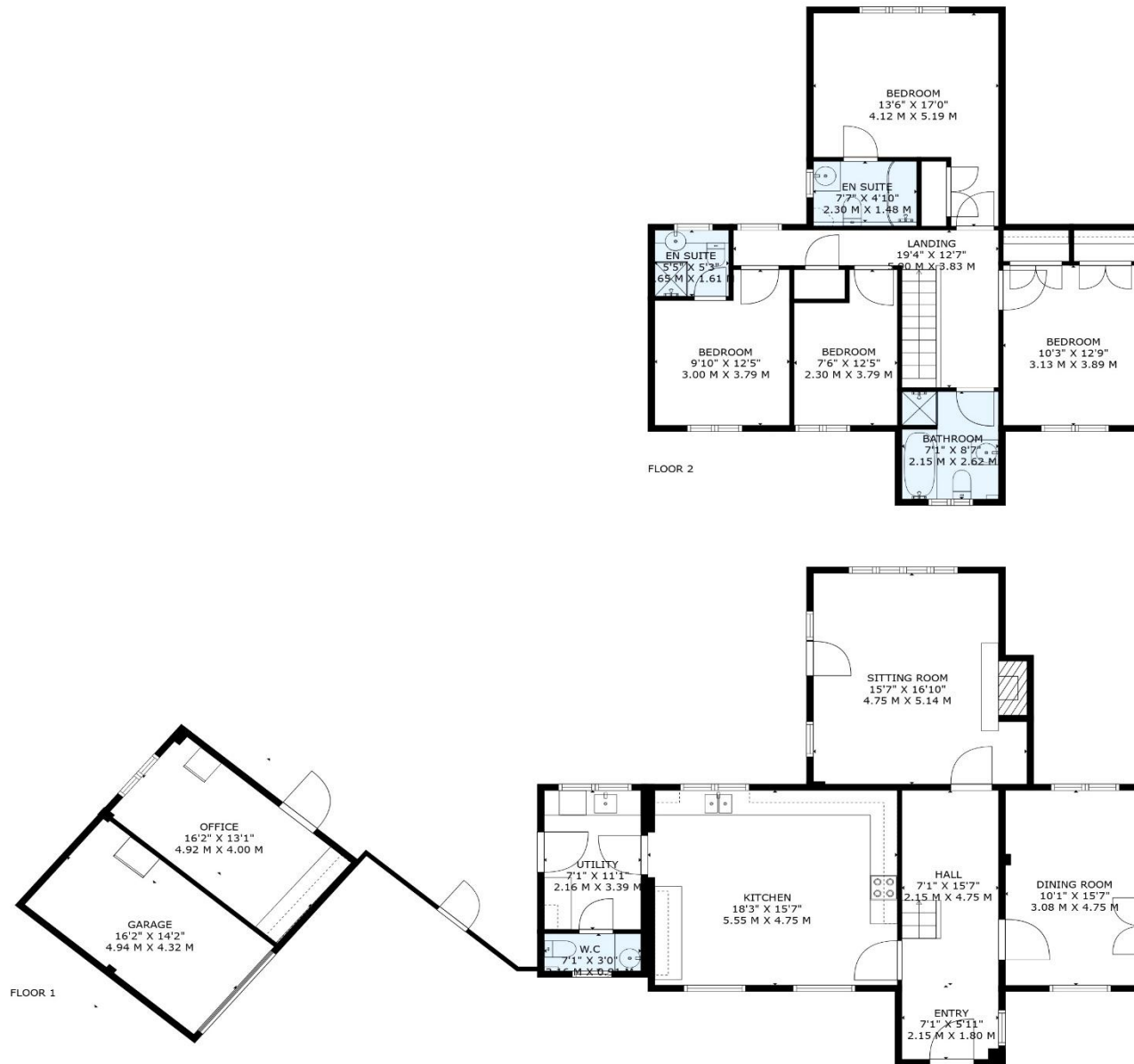
**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.







**TOTAL: 1860 sq. ft, 173 m<sup>2</sup>**  
 FLOOR 1: 1028 sq. ft, 96 m<sup>2</sup>, FLOOR 2: 832 sq. ft, 77 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 147 sq. ft, 14 m<sup>2</sup>, UTILITY: 79 sq. ft, 7 m<sup>2</sup>, WALLS: 200 sq. ft, 18 m<sup>2</sup>

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.





