

DAVID
BURR



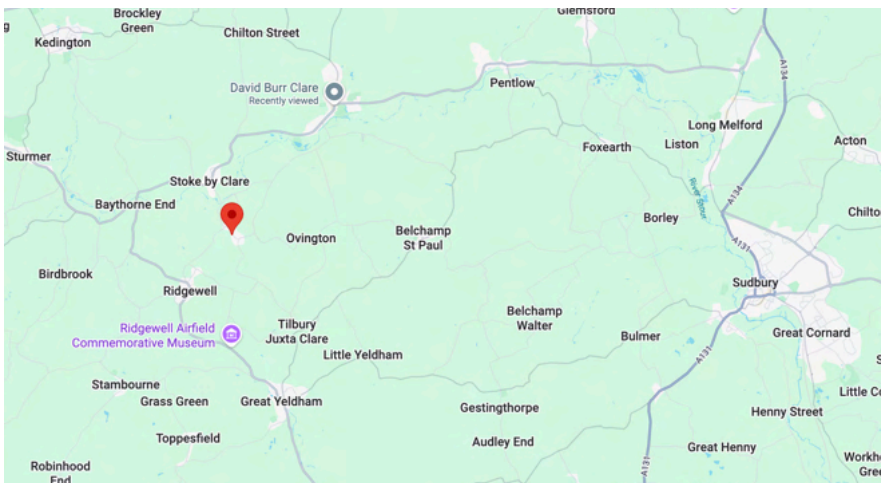
Bishops Hall

The Street, Ashen

Bishops Hall

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A charming and spacious Grade II Listed former Public House set within extensive gardens. The property offers a wealth of original features including carved oak beams, inglenook fireplaces, sash and mullion windows, and quarry tiled floors. The home offers multiple reception rooms, generous bedrooms with exposed beams and church views, and a delightful exterior with alfresco terrace, and ample parking.



- Generous accommodation with multiple reception rooms and study
- Bedrooms with exposed beams and church views
- Attractive gardens with alfresco dining terrace and wildlife area
- Ample off-road parking via carriage driveway

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INTERIOR

The property opens into a broad ENTRANCE HALL with quarry tiles and sash windows, leading to the main reception rooms. The DINING ROOM features high ceilings, oak beams, a sash window, and an inglenook fireplace with log burner. The DRAWING ROOM offers similar charm with mullion and sash windows, oak beams, and a cast iron fire. The KITCHEN is fully fitted with units, worktops, and space for appliances, with a lockable pantry, storage, and views over the rear garden. An INNER HALL connects to the staircase and a bright BREAKFAST ROOM with garden outlook, butler sink, and boiler. A STUDY also faces the garden and links to the panelled workshop. A separate SHOWER ROOM with tiled cubicle and WC, completes the ground floor.

FIRST FLOOR

Upstairs, the landing gives access to THREE generous double BEDROOMS. The principal room has built-in storage, shelving, church views, and an en suite. The second and third bedrooms also enjoy front outlooks, exposed beams, and good proportions. A dressing room, FAMILY BATHROOM with bath, vanity unit, and WC.



EXTERIOR

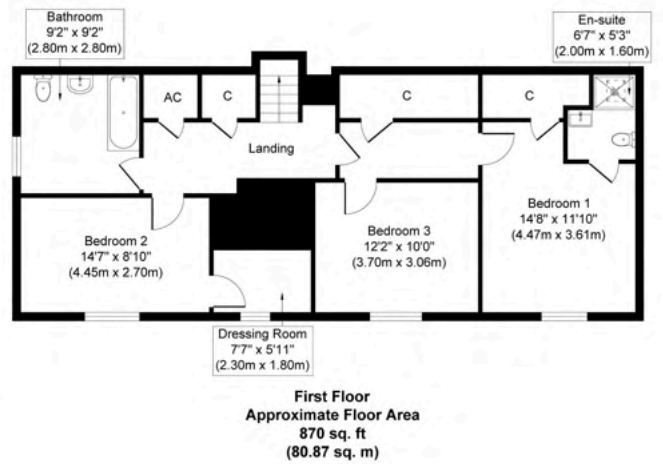
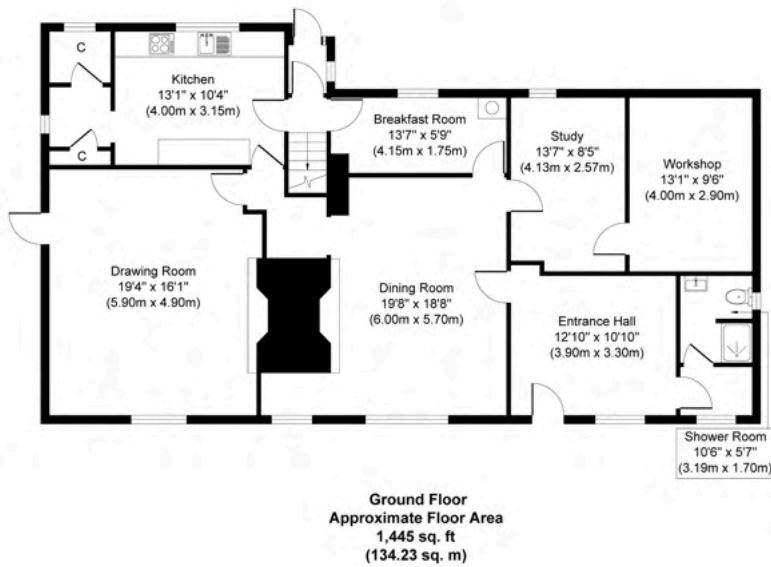
The property is approached via a carriage driveway set behind a low-level retaining brick wall, providing ample parking and turning space for multiple vehicles. The front garden is laid to traditional lawn with established flower beds and a mature apple tree, with a gated access leading to the extensive rear garden. The rear grounds comprise a large paved dining terrace ideal for alfresco entertaining, a garden shed, greenhouse, and working area. The garden extends to include expansive lawns bordered by mature hedging, and a delightful wooded wildlife area with the remains of an old outbuilding. The garden enjoys views over the surrounding countryside.



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Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ashen, Suffolk

Ashen is a small pretty village on the River Stour. The market town of Clare is some 2 miles north east and offers a variety of facilities, whilst the larger market town of Sudbury is 9 miles east providing comprehensive amenities including a commuter rail link to London Liverpool Street. The City of Cambridge is approximately 22 miles west.



Material Information

SERVICES: Mains water and private drainage. Mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: F. £3,170.08 per annum.

PROPERTY POSTCODE: CO10 8JN.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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



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