



Farnham, Suffolk

Guide Price £550,000

- Four Bedrooms
- Ensuite & Walk in Wardrobe
- Oil Fired Central Heating
- Far Reaching Countryside Views
- Two Reception Rooms
- Double Glazing
- Driveway & Garage
- South Facing Garden
- EPC - D

The Street, Farnham

The village of Farnham lies on the A12 about 4 miles South of Saxmundham which has a good range of shops in a traditional High Street, Waitrose and Tesco supermarkets, a library, and full medical and dental services. The Saxmundham railway station is on the Greater Anglia East Suffolk line and offers regular services to Ipswich and frequent connecting trains to London Liverpool Street. Aldeburgh, on the Suffolk Heritage coast, lies 8 miles to the East and fronts the North Sea with its long shingle beach. Aldeburgh Jubilee Hall and cinema, along with the world famous Snape Maltings (4 miles away) ensure year-round cultural festivals and events of the highest national and international quality.



Council Tax Band: E



DESCRIPTION

An individual detached family home tucked away in a secluded location and overlooking farmland to the rear. Accessed via a right of way to a private road shared with the neighbouring property, Ash Cottage is a particularly well presented modern family home with beautiful south facing garden, enjoying fine views toward the Alde Valley. The accommodation features double glazing and oil central heating with spacious a entrance hall leading to the study, fitted kitchen breakfast room and two reception rooms, overlooking and opening into the delightful rear garden. To the first floor the master bedroom has an ensuite shower room and walk in wardrobe. The three further bedrooms are well proportioned in size and the family bathroom completes the well presented accommodation. The gardens are a particular feature, with mature shrubs and trees, covered seating area and patio area adjacent to the dining room, green house and timber garden shed, and a wide gently sloping lawn backing on to the fields.

ACCOMMODATION

ENTRANCE HALL

Staircase rising to first floor.

STUDY

Window to front elevation.

CLOAKROOM

Suite comprising hand basin and WC.

KITCHEN/BREAKFAST ROOM

Range of Shaker style fitted base and wall cupboards, wood block effect work surfaces with tiled surrounds and single drainer sink unit. Fitted electric double oven and hob with cooker hood over. Concealed dishwasher and fridge/freezer.

UTILITY ROOM

Work surface with plumbing for washing machine below. Storage cupboards.

SITTING ROOM

Windows overlooking the rear garden. Polished stone faced fireplace with mantle and surround.

DINING ROOM

French doors opening to the garden.

FIRST FLOOR

LANDING

Built in linen cupboard. Window to front elevation.

BEDROOM ONE

Windows overlooking rear garden. Walk in wardrobe.

ENSUITE

Suite comprising shower cubicle, hand basin and WC. Wall tiling, heated towel rail and opaque window.

BEDROOM TWO

Window overlooking rear garden.

BEDROOM THREE

Window overlooking front garden.

BEDROOM FOUR

Window overlooking front garden.

BATHROOM

Suite comprising panel bath shower over and hand held shower. Hand basin and WC. Wall tiling and heated towel rail.

GARAGE

Block paved driveway leads to an attached single garage with electric roller entrance door. Personal door to rear. Power points and lighting.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E.

SERVICES

Mains electric and water, private drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20578/RDB.

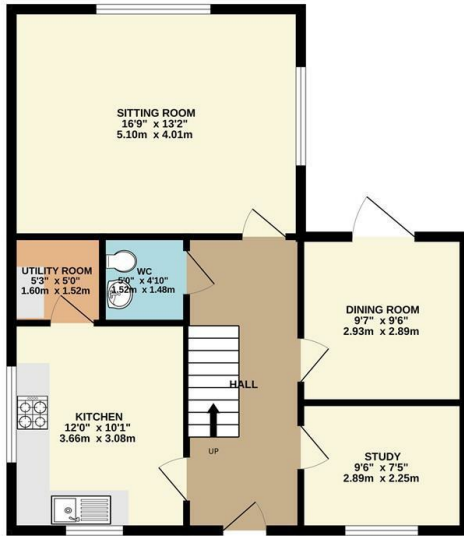
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

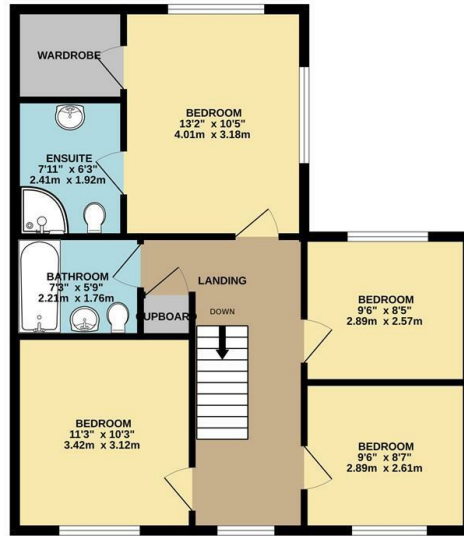




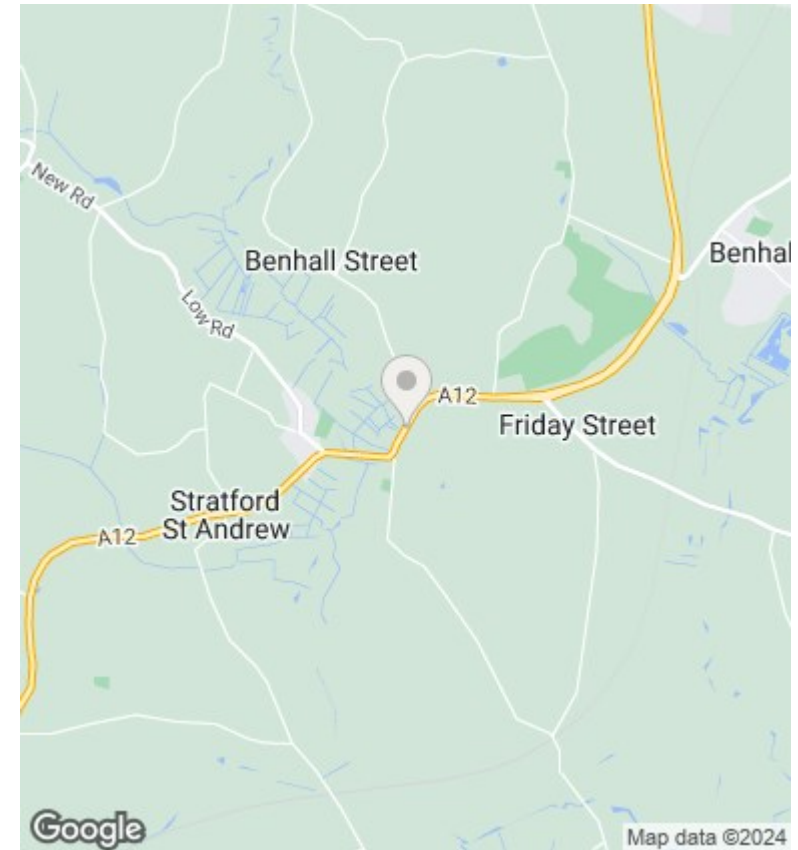
GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1330 sq.ft. (123.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com