



FOURWINDS

Freehold Guide Price £ 585,000

The Green | Ashbocking | Suffolk | IP6 9JT

FINE & COUNTRY



A fabulous 1960s built property which has been extensively renovated and extended to create a beautiful, spacious family home.

It is tastefully decorated in soft hues, with a combination of traditional features including wooden Suffolk latch doors and contemporary, high quality touches like chrome fittings. Four bedrooms, a stunning open plan kitchen breakfast room, separate lounge, music room and study all give the flexibility to create an extra bedroom or office if need be. The large garden backs on to open countryside in the rural village of Ashbocking, only 7 miles from Woodbridge and the county town of Ipswich.



Enter from The Green through a five bar gate opening on to a shingle driveway with parking comfortably for multiple vehicles. The wooden front door opens to

Reception Hall

A welcoming, open space further enhanced by the view through the breakfast room to the garden and open countryside beyond. Window to the side and plenty of storage in triple, full length cupboards. Solid oak floor. Stairs to first floor. Doors to



Music Room

This good sized room could be utilised as a further bedroom or study. It has a large window to the front and is carpeted.

Lounge

There is a large window to the front, a wood burner in the fireplace with wooden mantel and tiled hearth.

Original exposed pine floor boards and glazed double doors opening to the breakfast room.

Kitchen Breakfast Room

Bespoke Shaker style cabinets, under a black granite work surface, offer plenty of storage in a range of cupboards, drawers, open shelves and wicker baskets. The Belfast style sink and Indesit integrated dishwasher run has eye level cabinets over.

Belling range style cooker with double oven, grill and warming drawer with 6 electric rings and warming zone. Stainless steel recirculating extractor hood over. Samsung stainless steel American style fridge freezer next to breakfast bar offering further storage and dining options, which separates the kitchen from the breakfast room.

The breakfast room offers endless opportunities of use. The windows and double patio doors open to the garden with views to the fields beyond, along with the three Velux roof lights, making this a wonderfully light, open room for formal dining or casual seating. The walls are half panelled to dado level and the floor is solid oak.









From the kitchen

Opening to **Lobby** with back door to garden and doors to

Utility Room

A large room with lots of bespoke storage to match the kitchen under a wooden worktop, along with full length cabinets and hanging rails for airing clothes.

This room makes a perfect drying room as the Eurostar oil boiler is concealed in a cabinet, gently heating the room. Space for washing machine and tumble dryer. Solid oak floor. Door to

Study

A window to the front and bespoke painted book cases on both sides make this a lovely place to work. Solid oak floor.

Cloakroom

Conveniently placed by the back door, with close coupled WC and basin, with window to the side. Sisal flooring.



Stairs laid with sisal with painted, wooden bannisters lead to

First Floor Landing

With space for a desk or display cases under the window to the garden and fields beyond.

Bedroom

Currently utilised as a single but with enough space for a small double, this room has a window to the front and a built in cupboard. Carpeted.

Bedroom

This double room has a window to the front and side and a pitch ceiling. There are two large wardrobes with sliding doors, concealing the

En Suite Shower Room

The large, walk in shower, with rainfall shower head along with hand held shower, is metro tiled.

There is a close coupled WC and basin set on storage cabinet.

Window with obscured glass to the rear.

Family Bathroom

A bath with shower mixer tap, a WC and pedestal basin under obscured glass window to rear. Painted wood floor.

Bedroom

Another double bedroom with wooden floor and window to rear with rural views.

Airing cupboard.

Bedroom

A further double bedroom with plenty of space for a wardrobe. Wooden floor and window to front.









Outside

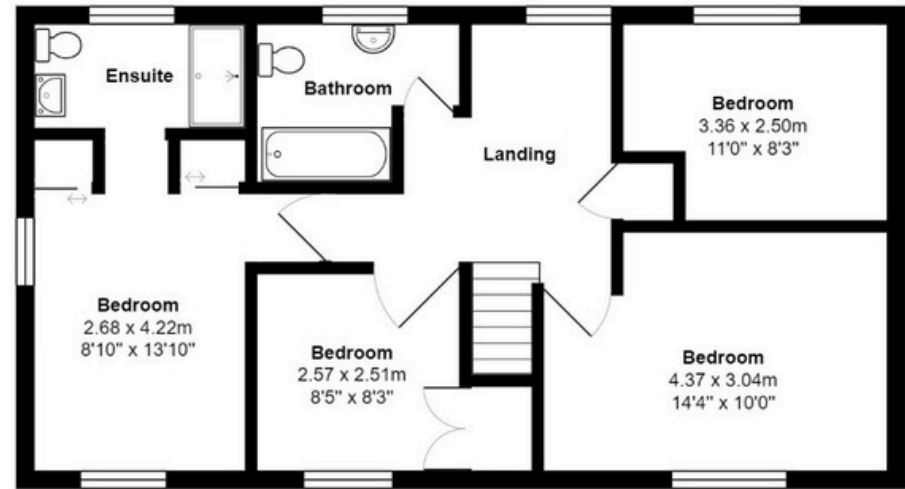
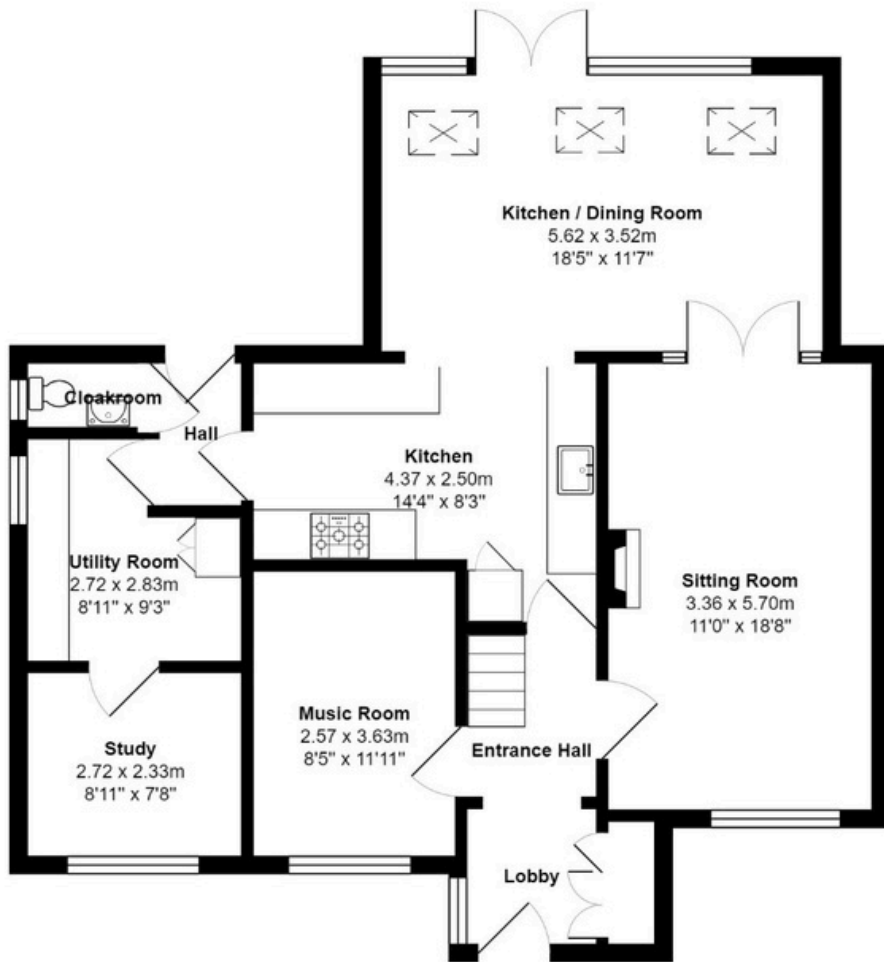
The property sits on a quarter of an acre plot, mainly laid to lawn with herbaceous borders, mature shrubs and fruit trees. The open fence at the back enhances the views of the countryside. Gate at rear providing access to beautiful circular walks through the open countryside.

The breakfast room patio doors open on to bespoke decking with pergola over. Screened, sheltered al fresco dining and seating area under a roof which offers protection from the rain as well as creating shade.

The shed/workshop is behind the seating area with hard standing area in front. There is a wood store located just outside the back door.

An unusual feature of the garden is the addition of a skateboard half pipe which is of wooden construction and therefore easily removed if need be.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Total Area: 151.5 m² ... 1630 ft²

All measurements are approximate and for display purposes only

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Services

We are advised by the Vendors that mains electricity and water are connected. There is a sewage treatment plant located in the rear garden. The property benefits from oil-fired central heating and log burner.

Possession

Vacant possession upon completion.

Council Tax Band

Mid Suffolk D - £ 2205 - 2024/25

What Three Words

///fairness.verse.arranges

VIEWING ARRANGEMENTS

Strictly by appointment with the Vendor's sole Agent

Fine and Country Ipswich - 01473 289700

About The Area

Ashbocking is a popular village offering amenities including church, garden nursery, motor vehicle repair services, vets and 'Swiss Farm' butchers.

It is a rural village but ideally located close to good access to main roads with the beautiful town of Woodbridge and county town of Ipswich both only 7 miles away, both with railway stations offering links to London.

The larger village of Witnesham is approximately two miles distant offering a primary school, church and public houses as well as the Fynn Valley Golf Course. Otley is also approximately two miles away with primary school, post office, award winning general stores, well respected rural college and Doctors surgery. Rural walks in the deer park at Helmingham Hall only a mile away, where there is also a varied program of events all year.

Grundisburgh, just under 5 miles away has a fabulous deli and the popular village of Debenham is less than 7 miles away, with its excellent high school, cafe, vets, doctors surgery and independent shops.

Award winning beaches and the Suffolk Heritage coast are located close enough for days out with Aldeburgh just 40 minutes away by car and Southwold 50 minutes away.



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