



Ashgrove  
High Street | Thorndon | Suffolk | IP23 7LX

FINE & COUNTRY



# DETACHED HOME & ANNEXE



Built less than twenty years ago and occupied by just two owners since, this beautiful four-bedroom Potton Home won't hang around long. Here is abundant space for the family to spread out, and still plenty of room for guests, hobbies, cars and pets. Working from home can be accommodated easily but, should you need to commute, both Diss and Stowmarket are within a short drive for connectivity farther afield.







# KEY FEATURES

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- A fantastic four bedroom detached Potten House
- Large and separate, one bedroom annexe
- Newly added indoor lap pool with changing rooms (option to remove and create a living room)
- Garaging for up to five vehicles
- A fantastic large principal bedroom with en suite
- Approximately 4000 square feet of accommodation and .4 acres of grounds
- Remote electric gates
- Immaculately finished throughout
- Beautiful country views
- Chain Free

"As soon as we stepped foot into Ash Grove we knew this was the one for us, it has such a charm and warmth about it," say the owners. There is indeed much appeal in the idiosyncratic design of this detached home where most rooms stray from the habitual regular four sides, instead deploying oblique angles and chamfered corners. There is reassurance too – an integrity of design – in the way the timber structure is exposed with load-bearing columns and joists featuring throughout the property.

## Step Inside

Entry is into the main foyer, a broad space with fresh white elevations and natural wood cottage doors with traditional latches and hinges. Under the stylish EvoCore flooring is underfloor heating which extends throughout the house, the attendant absence of radiators adding to the breadth and elegance of these spaces. On your left is a large double-aspect sitting room where a magnificent inglenook fireplace with pretty herringbone brickwork takes centre stage. In its hearth a wood-burning stove will cheer up winter nights no end. In summer the French doors can be thrown open to the garden. Across the hall, an alternative sitting room is a tad cosier and enjoys lovely views down the deep front garden. At the back of the house is the glorious sunny kitchen-diner. The working end of the room provides all the keen cook could desire with white shaker-style units, granite worktops and splashbacks, integrated appliances and a wide electric Rangemaster stove. An island doubles as extra workspace while providing a casual spot to sit while the wide bay window easily accommodates a sizable dining table. Predominantly west-facing, this spot is perfectly placed to enjoy sunsets. Also on the ground floor are two WCs, a utility and a side room adjoining the garage – ideal for a study or music room.







# KEY FEATURES

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## Exploring Upstairs

Four double bedrooms and three bathrooms, two which are en-suite, sit in the roof space where dormer windows project from gently vaulted ceilings. Storage space is well above average with built-in closets in three bedrooms. Of special note is the master suite, at a slight remove from the rest of the accommodation being positioned above the building's other wing. As well as the privacy on offer in this suite, there is also a dressing area with walk-in closets and a splendid bathroom with twin basins. The family bathroom is no less luxurious with a free-standing slipper bath promising therapeutic hot soaks.

## Guest House And Pool

What was formerly an extensive garage complex behind the main house has been transformed by the current owners into a guest house and swimming pool while still retaining two generous storage units. This two-storey building now contains a lap pool with five speeds for low-impact exercise as you swim against the current. Four sets of French doors mean you can open the pool area out in warmer months. A shower and changing area is adjacent. There is also a kitchen and, upstairs, two rooms and a WC, all of which make this self-contained unit an ideal place for guests.

## Step Outside

This lovely private lot is one you won't want to leave, screened all round as it is with either mature shrubbery or fencing. The exception is the rear boundary where minimal fencing allows distant country views beyond. You'll pull in to a large gravelled area with room for multiple vehicles. To the front of the house a lawn is bordered by a moat. A large ash tree provides dappled shade and a pond is home to successive generations of breeding ducks. At the back of the house is a paved area for al fresco dining and beyond the pool house a large lawn looks over the fields behind. Fencing is six foot high all round and will keep in even the most determined escapees.

## On The Doorstep

Well set up Thorndon has a pub, a primary school and a community shop. The pretty market town of Eye, with a range of shops and eateries, is just three miles away while Debenham, with a small supermarket and Suffolk's best performing high school, is just a shade farther in the opposite direction.









































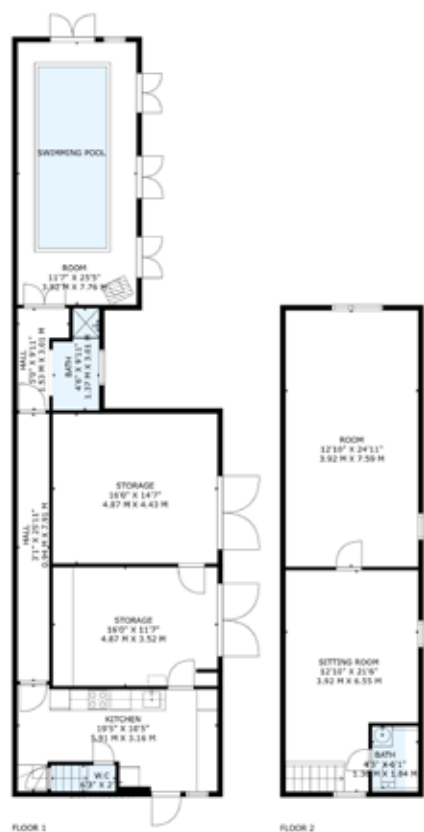








# INFORMATION



**TOTAL: 1042 sq. ft, 97 m<sup>2</sup>**  
FLOOR 1: 550 sq. ft, 51 m<sup>2</sup>, FLOOR 2: 492 sq. ft, 46 m<sup>2</sup>  
EXCLUDED AREAS: STORAGE: 422 sq. ft, 40 m<sup>2</sup>, LOW CEILING: 110 sq. ft, 11 m<sup>2</sup>

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

## ANNEXE AND POOL AREA

### How Far Is It To

The arterial A140 runs close by and will get you to Ipswich in half an hour and Norwich in 45 minutes. Head west and you can be in Bury St Edmund's also within three quarters of an hour. Stowmarket, a little over 20 minutes away, is on the London-Norwich mainline and from here you can be in the capital in as little as one hour, ten minutes.

### Directions

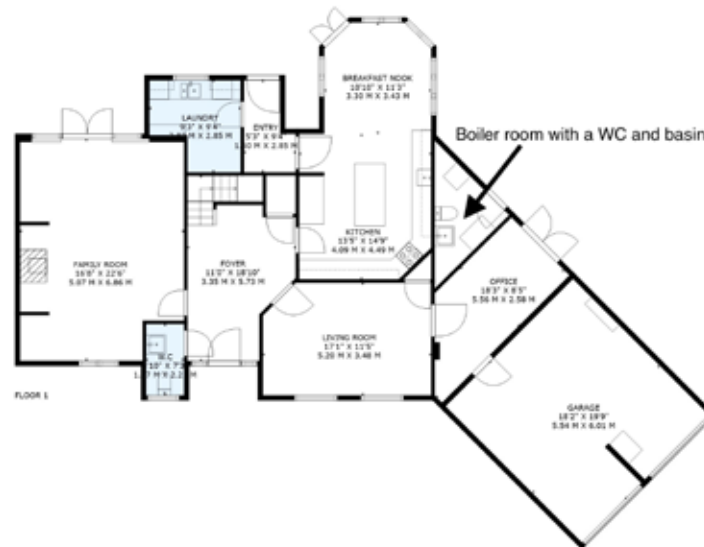
From Diss head south on the A140 and turn left onto Stoke Road to Thorndon. Turn right onto High Street and the property is on your right.

### What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words///sweetener.compiled.kept

### Services, District Council and Tenure

Oil Central Heating (underfloor), Mains Water, Drainage & Electricity  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability Mid Suffolk District Council - Tax Band G Freehold



**TOTAL: 2618 sq. ft, 243 m2**  
**FLOOR 1: 1412 sq. ft, 131 m2, FLOOR 2: 1206 sq. ft, 112 m2**  
**EXCLUDED AREAS: GARAGE: 355 sq. ft, 33 m2**

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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