



2 Feoffee Farm Drive
The Green | Ashbocking | IP6 9JX

FINE & COUNTRY

A Perfect Position



Nestled in the sought-after Mid Suffolk village of Ashbocking, this charming red-brick and rendered 4-bedroom detached home offers spacious, well-maintained accommodation in a peaceful, family-friendly setting. This home is ideal for those seeking a move-in ready property in a tranquil village location, yet with excellent access to nearby Woodbridge, Ipswich, and commutability.



KEY FEATURES

- Four Bedroom Detached Family Home
- One Owner Since New
- Situated on a Quiet, Safe, Private Drive
- Single Garage & Driveway Parking for 2-3 Cars
- Newly Replaced Double Glazed Windows & Doors
- Front Porch Added
- Built in 2008
- Excellent Village Location in Ashbocking

Set in a quiet small development of just five homes this property offers everything from a family home to a lock up and leave bolt hole. The manageable gardens and well-maintained interiors offer a move in ready home to enjoy, and the neighbourhood is a safe country hamlet if you are away travelling or working. The current owners are the only people to have owned the home and have added a porch and replaced all the windows and doors so there is little maintenance required in the years to come.



Step Inside



Stepping inside from the porch you find the study immediately on your right, conveniently placed away from the social areas of the house to allow home working in peace. This is a great size and could easily be repurposed as a ground floor bedroom or perhaps, subject to planning, be connected with the garage to offer annexe style accommodation for multi-generational living. To the left is the wonderfully light sitting room, triple aspect with doors to the patio. This is the current owners favourite spot whatever the season – with doors flung open in summer and in winter, snuggled up by the wood burner, housed in the beautifully crafted feature brick fireplace. Just along the hall to the right is the dining room currently used as a games room but would make a great second lounge too, a teens den perhaps. Lastly along the hallway is the sophisticated kitchen, solid oak cabinets painted in a regal navy with sparkling splash back and granite worktops giving a glamorous feel. Family meals are cooked on the huge Britannia range and whether weekday tea or elegant evening suppers with friends this kitchen works, with an island and electric sockets for the chef's appliances. It also has patio doors to the terrace again, inviting the outside in, and providing ease of access for those barbecues and alfresco parties. A useful utility room sits just off the kitchen with its own external door – perfect for muddy paws and footy boots!



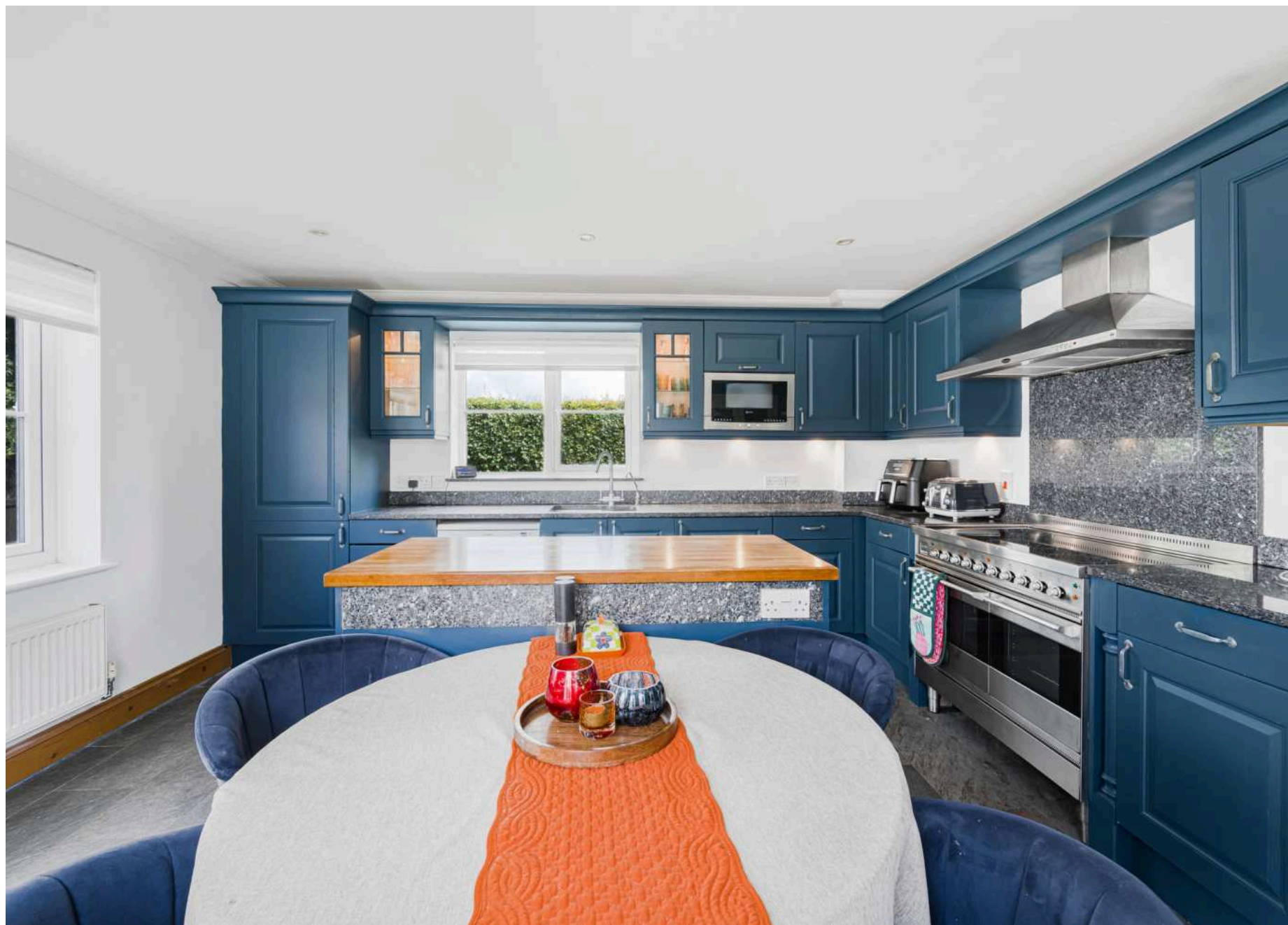


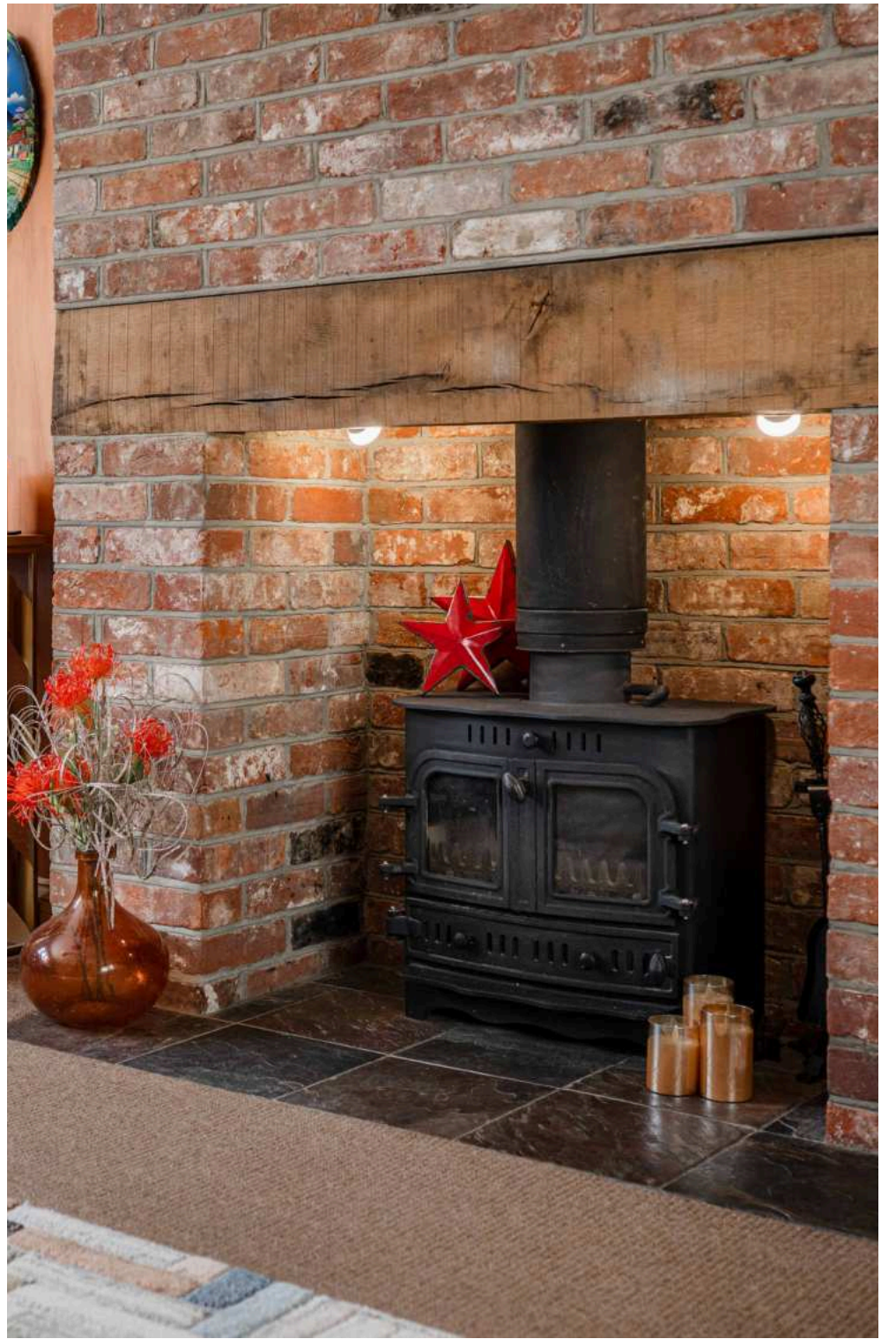
Personality and Peace

The interior of this home has real personality and offers a wonderful blend of colourful style with country charm. The navy kitchen gives a nod to county style with the huge range yet has the quirky glittery splashback providing an energy to this room. The bedrooms each have their own style, with pops of colour defining them. The entrance hall with wooden floor is warm and inviting and the theme of natural materials continues through to the wonderful brick fireplace in the sitting room, with its oak beam sitting above the wood burner, encouraging you to stay cosy and warm in winter. The gardens are private, screened by mature hedges and backing onto neighbouring paddocks so this is a tranquil garden in which to enjoy a glass of wine in the silence, when it's just the two of you at home.







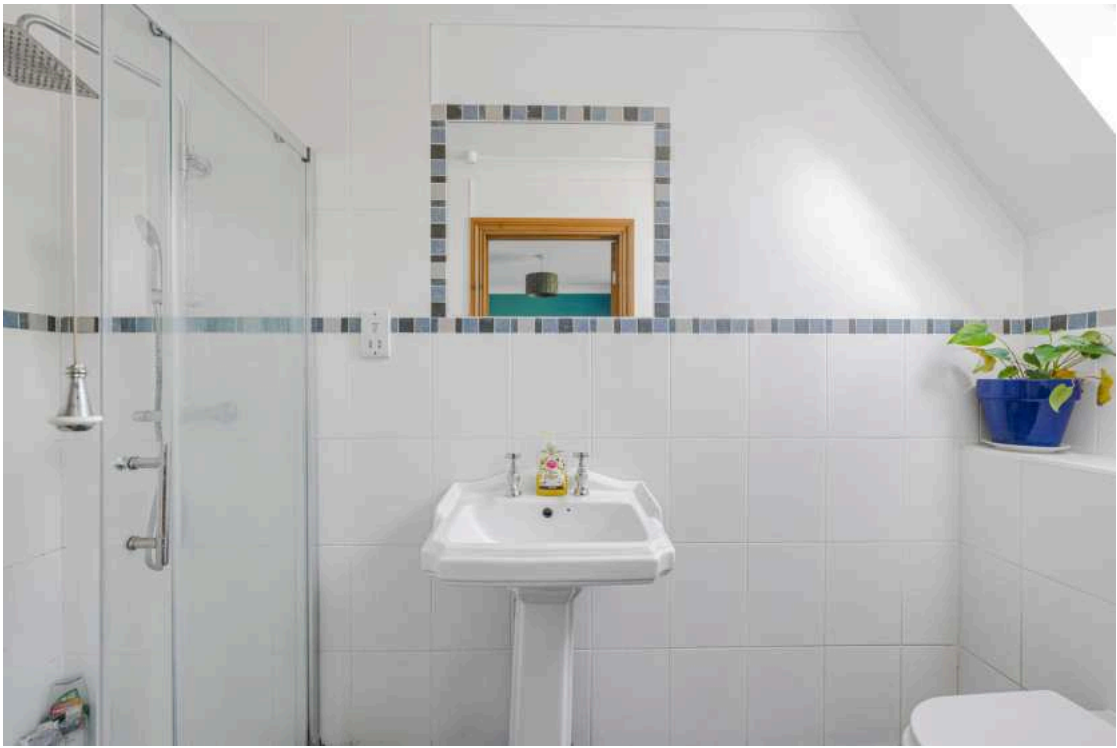


Exploring Upstairs



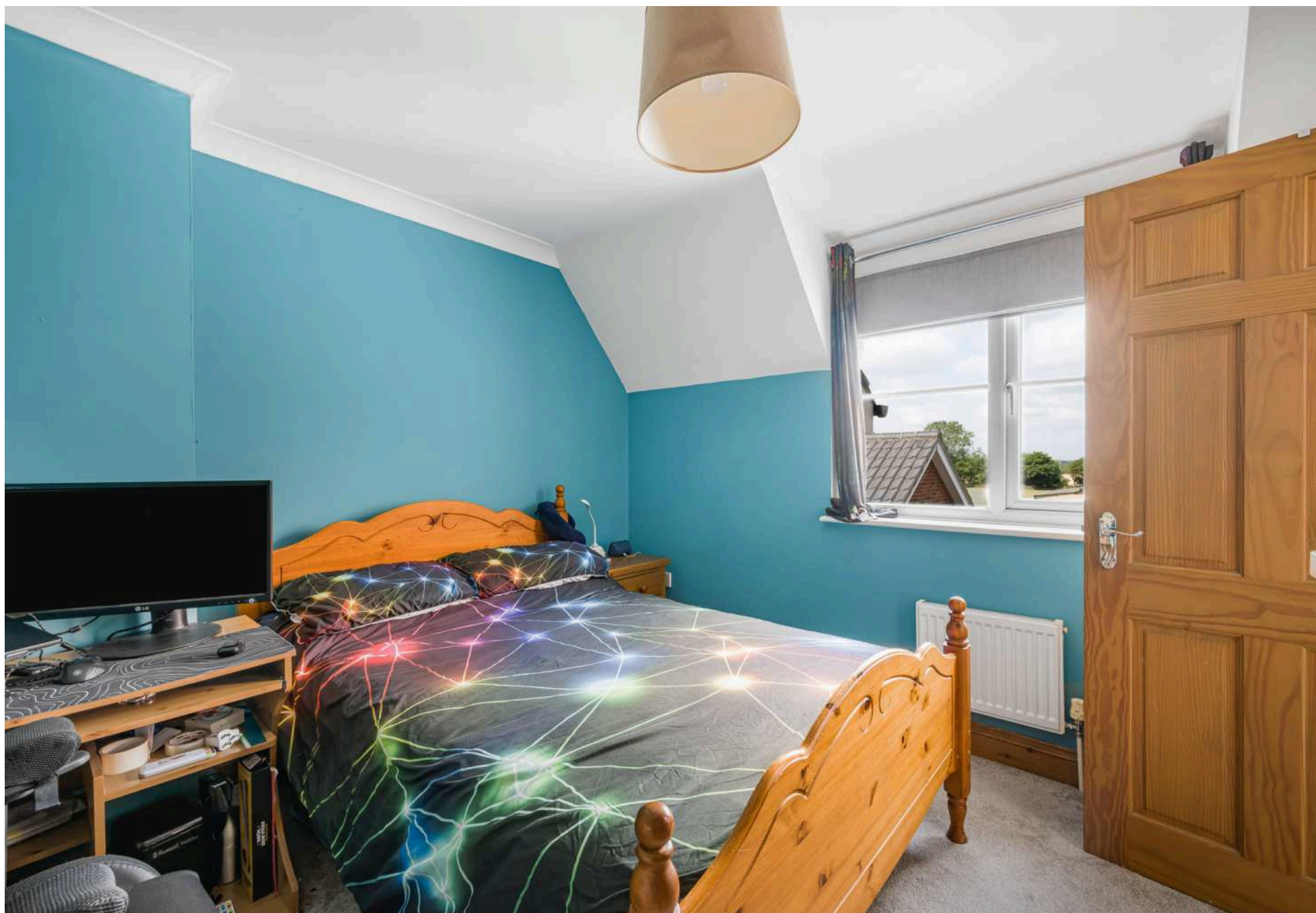
The stairs lead to an expansive landing with four generous bedrooms and three bathrooms. Bedroom three is immediately to your left, the built in wardrobe and wonderful views of the paddocks, it's a special room. Straight ahead the light and airy principal bedroom with fantastic, vaulted ceiling, double fitted wardrobes and stylish ensuite exudes a hotel-like atmosphere, and next to it sits bedroom two, with its own ensuite and views over the neighbour's land – a country view again. The family bathroom is a great size with shower over the bath and plenty of elbow room for bathing the children. Bedroom four has its own built-in wardrobe and offers great place for guests to sleepover, with everyone having privacy and space.













Step Outside

Set back on a quiet private road with minimal traffic, the home provides a secure and peaceful environment for families and the current owners will find it a real wrench to leave their neighbours. The small community has enjoyed gatherings from Jubilee celebrations to festive parties and the atmosphere mirrors that of the village, being welcoming and friendly. The wraparound gardens have a designated working area with shed and would easily take veggie beds if green fingered owners move in. The social space works well with two sets of patio doors leading to the terrace, one from the kitchen and one set from the sitting room. This makes entertaining easy with space for children on the lawns and adults to dine, enjoy a glass of wine in private surroundings plus space for a hot tub and swing seat too.

On The Doorstep

Ashbocking is a charming and peaceful village, perfect for those looking to escape the hustle and bustle of city life. Its 14th Century, Grade 1 listed church, St Marys is still in use today and the village sits within the sought-after Debenham High School area whilst the neighbouring village of Witnesham has its own primary school. For outdoor enthusiasts walking, cycling, and horse riding is easily accessible on many footpaths and bridleways surrounded by countryside. The village has its own butchers' shop and dog lovers, will adore the village dog groomers, vets, and the newly opened Dog House Cafe!



INFORMATION



Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity and Water

Drainage – Water Treatment Plant

Mid Suffolk District Council; Council Tax Band F-Freehold

Broadband Connection: There is a 70Mbps/s but please always check

<https://www.openreach.com/fibre-checker>

Mobile Phone Reception: There is a 5G connection. Please see link to check View mobile availability - Ofcom Checker

How Far Is It To....

Just eight miles north the county town of Ipswich provides a variety of retail shopping and commercial facilities, as well as a wide choice of educational opportunities for all age groups. Ipswich station offers main line rail links to London's Liverpool Street Station, in about 60 minutes, and the A14 and A12, which bypasses the town, can be easily reached to provide direct road links with Cambridge, the Midlands, the M25 and London's Stansted airport. Woodbridge and Needham Market are also close by for great eateries and access to water-based activities.

Directions:

At the Grove Road roundabout take the second exit onto Grundisburgh Road/B1079 toward Grundisburgh passing Dobbies Garden centre, bear right at B1079. After 0.9 mi, bear left at Grundisburgh Road/B1079. Drive for 2 miles and then turn left onto B1078. Drive for 1.5 miles and turn right onto The Green/B1077. After half a mile Feoffee Farm Drive is on your left. Turn into the drive and you will find number 2 at the end of the right hand side.

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. [///hindered.mostly.famed](https://hindered.mostly.famed)

2 Feoffee Farm Drive, The Green, Ashbocking, IP6 9JX

Approximate Gross Internal Floor Area = 196.0 sq m / 2110 sq ft

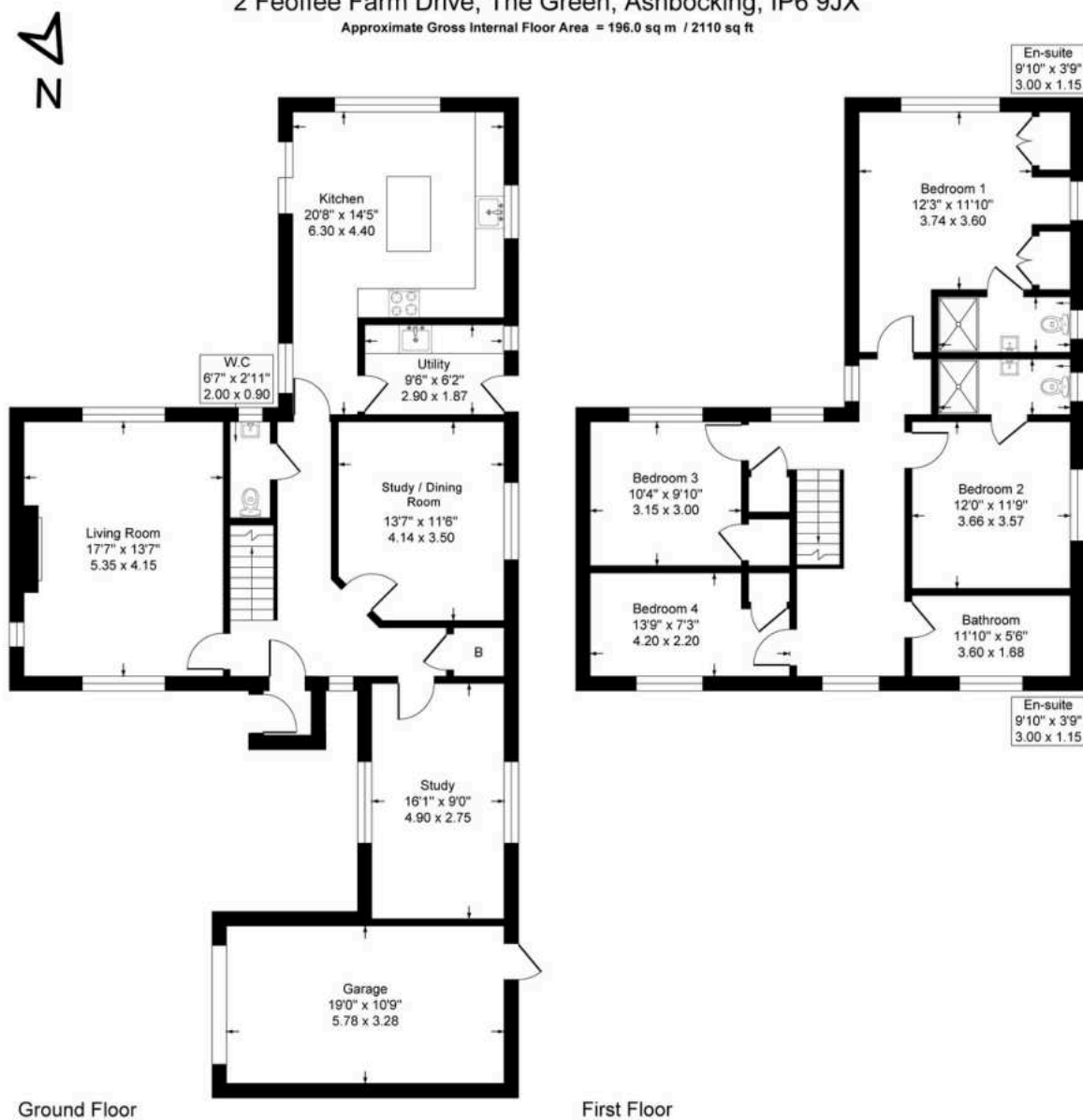


Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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.

