

DAVID
BURR

Further Street
Assington, Suffolk

Angel House, Further Street, Assington, Suffolk, CO10 5LD

Angel House is an attractively situated four bedroom detached unlisted period residence of traditional brick construction beneath a slate roofline, occupying a delightful position amidst open farmland on the periphery of the highly regarded Suffolk village of Assington. The property has undergone a comprehensive programme of extension and enhancement, resulting in a beautifully balanced home that seamlessly blends inherent period charm with modern convenience. Offering generous and versatile living accommodation, the house sits within established grounds extending to approximately 0.35 acres.

The accommodation is introduced via a pine entrance door with glazed panel, opening into a welcoming entrance hall that immediately showcases the home's character through exposed wall timbers and brickwork. This leads through to a dual aspect sitting room featuring stripped pine flooring, exposed ceiling timbers and a central fireplace with brick hearth and wood burning stove, creating a warm and inviting atmosphere. A rear hall, also finished with stripped pine flooring and incorporating a staircase to the first floor, provides a practical study recess ideal for home working.

A further dual aspect dining room offers an excellent formal entertaining space, complete with a brick fireplace, inset stove and UPVC double glazed sash window. Double doors open directly onto the rear terrace, creating a seamless transition between indoor and outdoor living. The open aspect fitted kitchen, forming part of the two storey side extension, is well-appointed with an extensive range of Shaker style units, wood effect work surfaces, tiled flooring and a ceramic sink. A stable door provides direct external access, while an adjoining utility room offers additional storage, WC facilities, LED spotlights and houses the oil-fired boiler.

The vaulted sitting room, also part of the extension, serves as the principal reception space and is particularly impressive. This triple aspect room is finished to an excellent standard and features oak ceiling struts and a central fireplace with wood-burning stove, enjoying far reaching views across the surrounding gardens and farmland.

To the first floor are four generously proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and an ensuite shower room, while the remaining bedrooms are served by a well-appointed family bathroom, making the property ideally suited to both family living and guest accommodation.

Externally, Angel House is set within an established and thoughtfully arranged plot. A pergola spans the rear elevation, constructed with oak struts and removable surrounding panelling, overlooking a terrace laid in an attractive herringbone brick pattern. The gardens provide an excellent setting for outdoor entertaining while enjoying the peaceful rural backdrop. Additional features include a solar array, a timber-framed outbuilding with light and power connected, and ample off-road parking for in excess of five vehicles.









Four-bedroom detached unlisted period residence

Attractive rural position on the edge of Assington

Approximately 0.35 acre established plot

Comprehensive programme of extension and improvement

Character features including exposed timbers and brickwork

Impressive vaulted triple aspect sitting room

Dual aspect sitting and dining rooms

Well-appointed Shaker style kitchen with adjoining utility

Principal bedroom with fitted wardrobes and en-suite

Generous off-road parking for multiple vehicles

Landscaped gardens with terrace and oak pergola

Timber-framed outbuilding with light and power

Solar array improving energy efficiency





The surrounding area is characterised by rolling countryside, scenic walking routes and easy access to the Dedham Vale Area of Outstanding Natural Beauty, making it ideal for those seeking an active outdoor lifestyle.

Excellent road links via the A134 and A12 provide convenient connections to Colchester, Ipswich and beyond, while the region offers a selection of highly regarded state and independent schools. This combination of rural charm and accessibility makes Angel House an exceptional opportunity for those seeking a well-appointed home in a desirable Suffolk location.

Situated on the edge of Assington, the property enjoys the best of both worlds with peaceful countryside living with convenient access to nearby amenities. Assington is a highly regarded Suffolk village known for its strong sense of community, picturesque surroundings and local amenities including a well-regarded public house and farm shop.

The nearby market town of Sudbury offers a wider range of shopping, schooling and leisure facilities, as well as a branch line rail service connecting to London Liverpool Street via Marks Tey.

TENURE: Freehold

SERVICES: Mains water and electricity are connected. Private drainage, oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: E

WHAT3WORDS: maker.working.dubbing

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E

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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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.




SANDY
toes &
sunny
KISSES

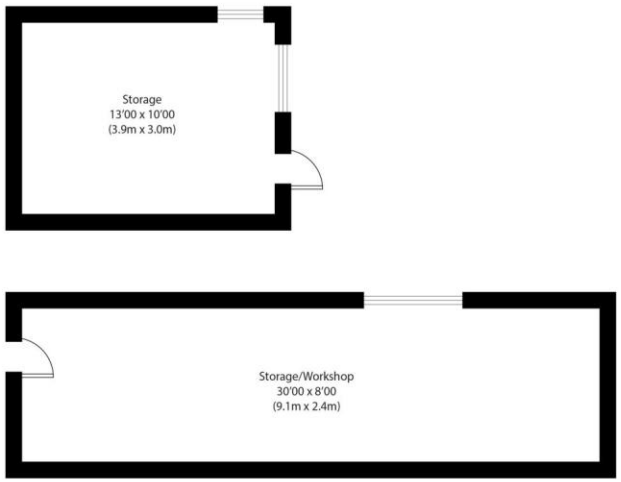


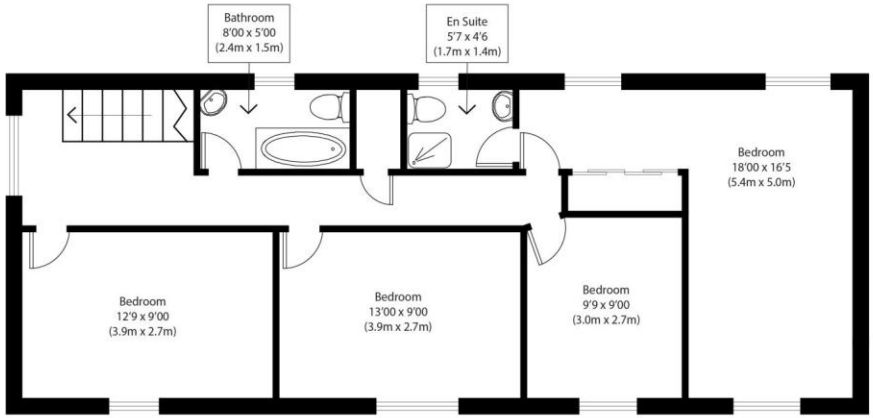


Approximate Gross Internal Area
Main House 1820 sq ft (169 sq m)
Outbuildings 370 sq ft (34 sq m)
Total 2190 sq ft (203 sq m)

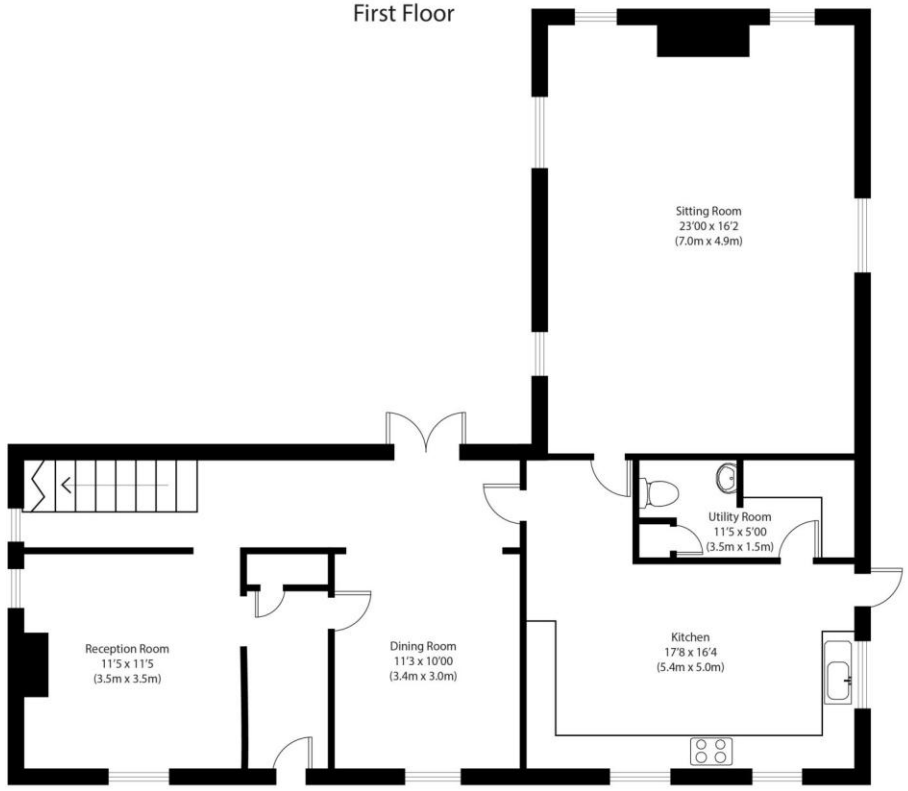
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, indepentent investigation of the property in respect of monetary valuation.
copyright www.photohausgroup.co.uk

DAVID BURR





First Floor



Ground Floor







