



No. 1 The Estate Offices, Ashfield Grange
Great Ashfield | Bury St. Edmunds | Suffolk | IP31 3HA

 FINE & COUNTRY

No. 1 The Estate Offices

Set within the prestigious gated grounds of Ashfield Grange, No. 1 The Estate Offices is an elegant ground-floor apartment created from the former estate offices of this distinguished Georgian country estate. Combining period character with modern comfort, the property enjoys an enviable position within beautifully landscaped parkland, offering generous accommodation, private outdoor space and the unique opportunity to enjoy country estate living in the heart of rural Suffolk.





Step Inside

A welcoming entrance hall sets the tone for the accommodation, offering an abundance of storage and leading effortlessly through the apartment. High-quality finishes, moulded cornicing and well-proportioned rooms create a refined yet comfortable atmosphere throughout.

The sitting room is a particularly impressive space, filled with natural light from its dual-aspect windows and enhanced by French doors opening directly onto the private terrace. This is a wonderfully versatile reception room, ideal for both relaxed everyday living and entertaining family and friends.

At the heart of the home, the kitchen/dining room is stylishly appointed with a comprehensive range of cabinetry, marble work surfaces and an excellent selection of integrated appliances. Dual-aspect windows and direct access outside create a bright and inviting environment, perfectly suited to modern living.

The principal bedroom enjoys a peaceful rear-facing aspect and is served by a well-appointed en-suite shower room finished with extensive tiling and contemporary fittings. A further double bedroom provides comfortable guest accommodation, while the third bedroom is currently arranged as a dressing room, complete with an extensive range of fitted wardrobes and storage.

Completing the accommodation is the family bathroom, thoughtfully designed and finished in a timeless style.





Step Outside

A sense of arrival is assured from the moment the electrically operated wrought-iron gates open onto the sweeping driveway, which winds gracefully through the grounds of Ashfield Grange. The development is centred around a magnificent Grade II listed Georgian country house and surrounded by more than four acres of beautifully maintained communal gardens. Mature trees, expansive lawns, woodland areas and a picturesque wildlife pond combine to create an idyllic setting of remarkable beauty and tranquillity.

No. 1 The Estate Offices benefits from its own private rear garden, where a paved terrace provides the perfect setting for outdoor dining and quiet enjoyment of the surrounding landscape. Enclosed by attractive wrought-iron railings, the garden offers both privacy and charm.

The property also enjoys the advantage of a traditional cart lodge together with parking within a shared brick-paved courtyard, further enhancing the practicality and appeal of this unique home.



Location

Ashfield Grange occupies a sought-after position on the outskirts of Great Ashfield, a charming Suffolk village surrounded by unspoilt countryside. The nearby villages of Norton, Walsham-le-Willows and Badwell Ash provide a variety of everyday amenities, while the historic market town of Bury St Edmunds lies approximately twelve miles away and offers an outstanding selection of shopping, dining, cultural attractions and leisure facilities. For commuters, the area is well connected, with convenient access to the A14 linking Cambridge, Ipswich and the wider regional road network. Railway services are available from Elmswell, providing onward connections to London Liverpool Street and Norwich.

Surrounded by rolling countryside with opportunities for walking, cycling and outdoor pursuits, yet within easy reach of excellent amenities and transport links, Ashfield Grange offers an exceptional balance of rural tranquillity and modern convenience.



Approximate total area⁽¹⁾
1019 ft²
94.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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SERVICES

- Mains Water & Electricity are Connected.
- Mains Drainage
- Gas Central Heating (LPG)
- Leasehold (999 Years commencing 2006)
- Ground Rent - £125.00 PA
- Service Charge - £2,200 PA (approx.)
- Council Tax – Band C
- EPC – Awaiting Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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PROTECTED



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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address: - The Stables, Summer Road, Walsham-Le-Willows IP31 3AJ. Company Registration No: 09559009

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