



2 Feoffee Farm Drive The Green, Ashbocking
Ipswich

Guide Price **£575,000**



2 Feoffee Farm Drive The Green

Ashbocking, Ipswich

Potters Estate Agents are delighted to present this charming four bedroom detached home, set within the sought-after Mid Suffolk village of Ashbocking. Positioned within a quiet development of just five properties, the home offers a peaceful setting with a strong sense of community, whilst remaining well connected to Woodbridge, Ipswich and surrounding areas.

The property has been thoughtfully maintained by the current owners, who have owned the home since new. Improvements include the addition of a porch and replacement windows and doors, resulting in a well-kept, low-maintenance home ready for immediate occupation.



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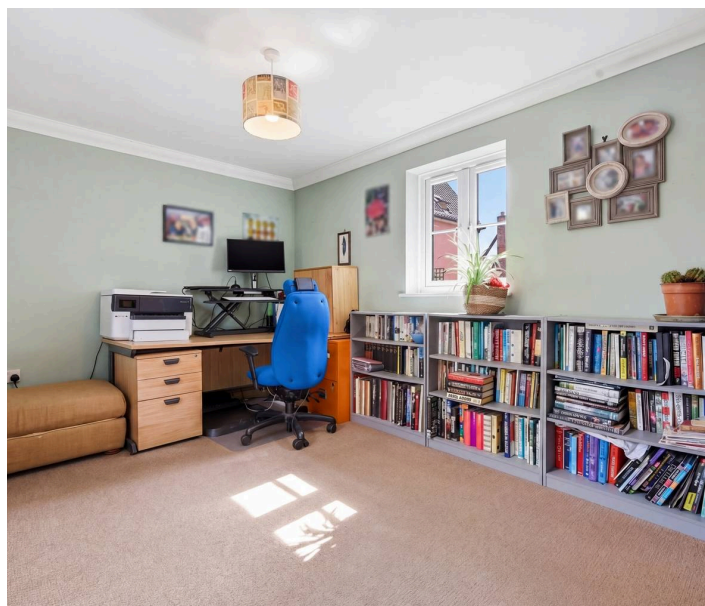
Ashbocking, Ipswich

Upon entering, the porch leads into a welcoming entrance hall with a warm and inviting feel. To the right sits a well-proportioned study, ideally positioned away from the main living areas, making it perfect for home working. This space also offers flexibility for alternative use, such as a ground floor bedroom.

To the left, the main sitting room is a standout feature, enjoying a triple aspect with doors opening onto the rear terrace. A feature brick fireplace with wood burner creates a natural focal point, providing a comfortable space throughout the seasons.

Further along the hallway, a separate dining room offers additional reception space, currently utilised as a games room but equally suited as a second sitting room or family room.

The kitchen is well-appointed with a range of solid oak units, complemented by granite work surfaces and a central island, with ample space for both everyday living and entertaining. Patio doors provide direct access to the garden, creating a seamless connection between inside and out. A separate utility room sits just off the kitchen, offering additional storage and external access, ideal for day-to-day practicality.





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To the first floor, a spacious landing leads to four well-proportioned bedrooms. The principal bedroom benefits from a vaulted ceiling, fitted wardrobes and a stylish en-suite, creating a bright and comfortable space. Bedroom two also enjoys en-suite facilities, while the remaining bedrooms are served by a generous family bathroom fitted with a bath and shower over.

Externally, the property is set back on a quiet private road with minimal passing traffic. The wraparound gardens are well-maintained and private, bordered by mature hedging and backing onto neighbouring paddocks, offering a peaceful outlook. A patio terrace accessed from both the kitchen and sitting room provides an excellent space for outdoor dining and entertaining, with lawned areas suitable for family use.



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Ashbocking is a well-regarded Suffolk village, known for its countryside setting and community feel. The village offers a range of local amenities including a butcher, dog groomers and veterinary services, alongside access to scenic footpaths and bridleways. The area falls within the Claydon High School catchment, although many families in the village also attend Debenham High School. Nearby Witnesham offers primary schooling.

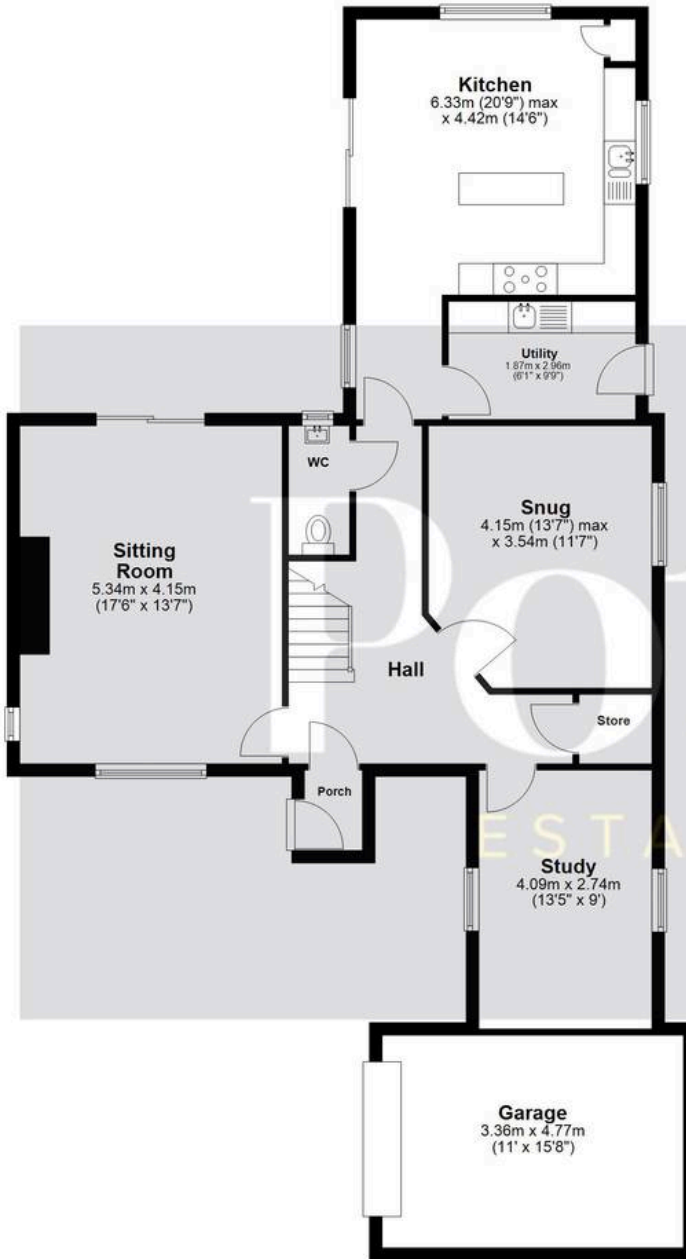
The county town of Ipswich lies approximately eight miles to the south, providing a wide range of shopping, educational and transport links, including mainline rail services to London Liverpool Street. Woodbridge and Needham Market are also within easy reach, offering further amenities, dining and leisure opportunities.

This is a well-balanced home offering space, flexibility and a desirable village setting, ideal for a range of buyers seeking a countryside lifestyle with convenient access to nearby towns.



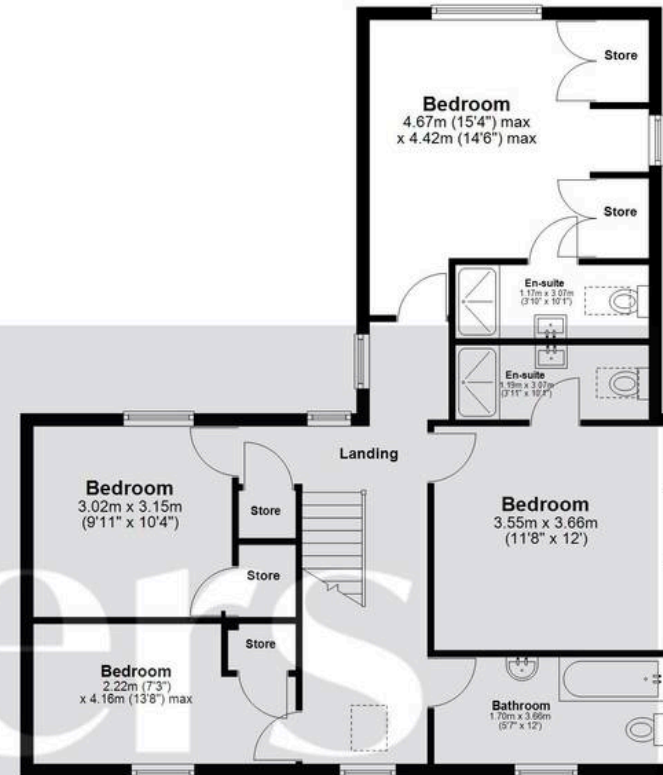
Ground Floor

Approx. 110.9 sq. metres (1193.5 sq. feet)



First Floor

Approx. 81.9 sq. metres (881.1 sq. feet)



Total area: approx. 192.7 sq. metres (2074.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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