

A one bedroom first floor annexe situated in the quiet village of Ashfield Cum Thorpe



RENT

£800 PCM

Ref: R3080

Address

**The Annexe
Sou-Less
Ashfield Cum Thorpe
Suffolk
IP14 6LX**



A one bedroom studio annex inclusive of utilities.
Comprising, Staircase leading to the first floor. Open plan living area, with curtain opening into the bedroom. Shower room. One allocated parking space.

To let unfurnished on an Assured Periodic Tenancy

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The property is situated just off the A1120 within the rural village of Ashfield Cum Thorpe. The village itself lies about 14 miles north of the County Town of Ipswich, amidst gently undulating surrounding countryside. The historic market town of Framlingham with its fine Medieval Castle and good selection of shops, restaurants and pubs is about 6 miles to the east. The town also provides a good choice of schooling in both the state and private sectors.

There is further shopping and schooling available in the picturesque town of Debenham which is about 3 miles to the south-west. There is a railway station at Stowmarket, about 15 miles, with regular services in Ipswich and some direct Inter-City trains through to London's Liverpool Street station.

The Accommodation

Exterior metal staircase leads up to the entrance through a solid wooden door into

Main Living Area 15'6 (max) x 11'3 (max) (4.72 m x 3.42m)

An open plan living space fitted with a range of a base and eye level kitchen units with work surface over inset single bowl single drainer stainless sink. Integrated Indesit single electric oven. Indesit four ring ceramic hob. Space and plumbing for washing machine. Space for fridge freezer. Velux rooflights.

A good size seating area with adequate space for a small table and chairs and sofa. Double panel radiator and telephone socket. An open archway leads through to



Bedroom 10'4 (max) x 8'11 (3.14m x 2.71m)

A double bedroom with a range of fitted wardrobe units and double panel radiator.

Door leads through to

Shower Room

Fitted with low flush WC, pedestal wash hand and fully tiled shower cubicle with Mira shower unit. Single panel radiator. Extractor fan. Velux rooflights and door giving access to the

Airing Cupboard

Fitted with hot water cylinder, heating controls and shelving.

Outside

Although there is no outside area included in the tenancy, there is a one designated parking space.

Important Notes:

- Water, Sewerage and heating costs are included in the rent.



Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage connected. Oil central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

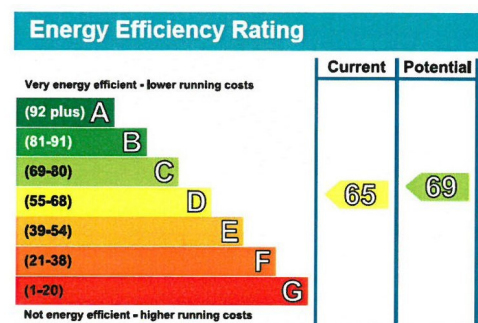
EPC Rating = D (Copy available from the agents upon request).

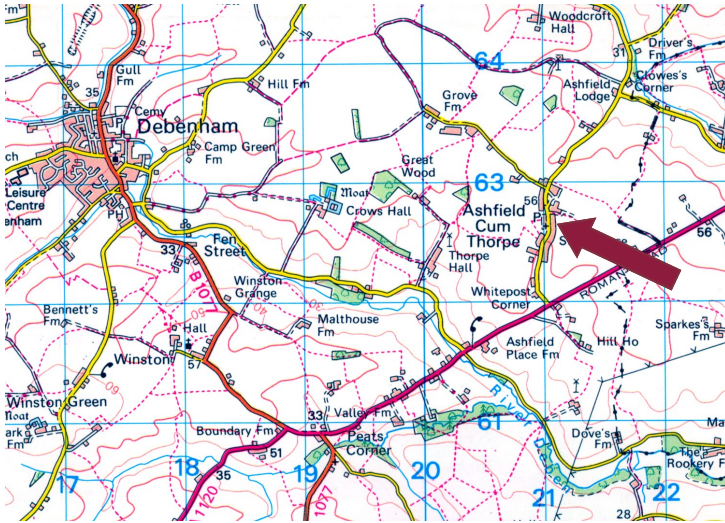
Council Tax Band A £1,509.39 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

July 2026





Directions

Proceed out of Framlingham on the B1119. At the T-junction opposite Saxtead Mill turn left and proceed on the A1120 through to Earl Soham. Continue through the village taking the turning along the A1120 towards Pettaugh. After approximately one mile turn right signed posted Ashfield-Cum-Thorpe and proceed into the village, the property will be found a short distance on the right hand side.

For those using What3words app:/// gladiator.courts.relaxing



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