

A stylish 1970's detached four bedroom house located within the village of Ashbocking enjoying west facing field views.



Guide Price

£475,000

Freehold

Ref: P7914/C

Address

The Mead
The Green
Ashbocking
Ipswich
Suffolk IP6 9JX



Reception hall, sitting room, dining room, kitchen, utility room, downstairs wet room and study/fifth bedroom.

Four first floor bedrooms and bathroom.

Front garden with off road parking.

37' x 9'9" tandem garage.

Rear garden of 80' x 55' with the total plot size extending to 0.22 acres.

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 Mead is located in the heart of the village of Ashbocking. This rural yet convenient village is seven miles to the north of the county town of Ipswich. Close by are other pleasant villages with public houses and schooling including Otley, Helmingham and Framsdon. Stowmarket is approximately 11.5 miles to the west with access to the A14 leading to Bury St Edmunds, Cambridge and The Midlands. Woodbridge lies about 6 miles to the east and also provides access to the A12 and Heritage Coast.

Description

The Mead is believed to date from the early 1970's and is of brick construction under a predominately tiled roof. During the vendor's tenure, they have carried out works to the property which includes the replacement of the majority of doors and windows and the installation of an air source heat pump which serves the central heating. They have also installed PV panels.

The front door provides access to the reception hall. Here, stairs rise to the first floor landing and doors lead off to shower room, kitchen, sitting room and study. The study, which some may choose to use as a downstairs fifth bedroom, has a window to the front of the property. The sitting room has an open fireplace and large windows to the front. Sliding doors open to the dining room which has north west facing French style doors opening to the garden. A door leads to the kitchen. Here there is a range of wall units and space and plumbing for a dishwasher and electric oven. There is a stainless sink with drainer and north-west facing bi-fold doors flanked on both sides by windows. A door opens to a utility room with a window to the rear, which leads through to the garage. Also on the ground floor is a wet room comprising WC, handwash basin, shower and radiator.

The first floor landing has a hatch to the roof space and north east-facing window. In addition there is an airing cupboard with a hot water cylinder and shelving. Doors lead to the four bedrooms and bathroom. Bedroom one is a spacious double with south-east facing windows to the front of the property. Bedroom two is again a good size double bedroom with north-west facing window enjoying views over the garden and open fields beyond. The bathroom, again which enjoys lovely views has a bath with shower above, WC and handwash basin. Bedroom three is a double with built in wardrobe and south-east facing window to the front. The fourth bedroom is a single and has a fitted cupboard and draws and a north-west facing window with fine views.

Outside

The property is approached from the road via a drive leading to a shingle parking area. Adjacent to this are raised vegetable beds and there is access to the tandem garage which has an up and over door to the front. This measures approximately 37' x 9'9" and is a flat felt roof. At one end of the garage is a further hot water cylinder which is served by the air source heat pump.

The rear garden has a patio area abutting the kitchen and dining room where there is also a summer house and useful store shed. Beyond this is lawn and extensive vegetable beds. In addition there is a greenhouse and garden shed. In all the gardens extend to approximately 0.22 acres.











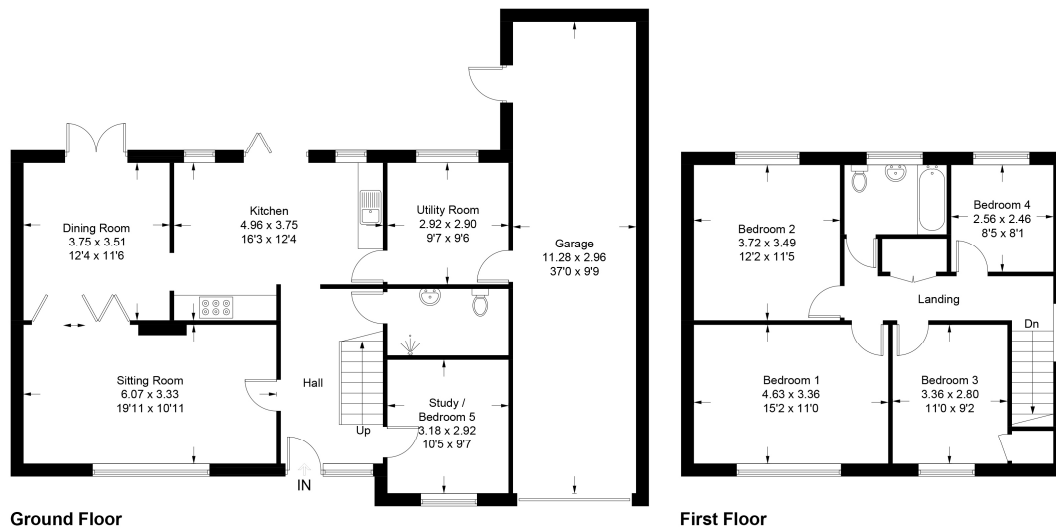






The Mead, Ashbocking

Approximate Gross Internal Area = 181.9 sq m / 1958 sq ft
(Including Garage)



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage system (whilst the septic tank is understood to be working in a satisfactory manner, it is unlikely to comply with the modern General Binding Rules. Therefore, a buyer should budget to install a new sewage treatment plant and this has been taken into account within the guide price). Air source heat pump serving the central heating. PV Panels.

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 E = (Copy available from the agents upon request).

Council Tax Band E ; £ 2,727.01 payable per annum 2026/2027

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

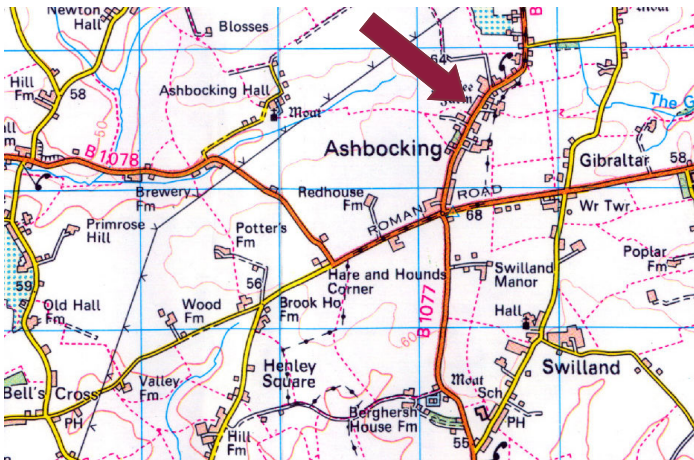
NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

May 2026



Directions

Heading north from Ipswich through Westerfield and Whitnesham, coming to Ashbocking on the B1077. At the crossroads, go straight over into the main part of the village. Continue along the road where The Mead will be found on the left hand side.

What3Words: ///ignore.rates.routine



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.