

JENNIE JONES

EST.  1993

ESTATE AGENTS



ASH COTTAGE

Benhall | Suffolk

£400,000

ASH COTTAGE, KILN LANE, BENHALL, IP17 1HA

Saxmundham Town & Railway Station – 2 miles
Aldeburgh – 9 miles
Snape Maltings – 5 miles

- Sitting Room ● Principal Bedroom ● Bathroom ●
- Kitchen/Dining Room ● Workshop ●
- Two Further Bedrooms ● Room ●
- Large Garden ● Parking ● No Onward Chain ●

The Property

Ash Cottage is one of those wonderfully pretty Suffolk homes that immediately catches the eye. With its soft pink elevations, traditional tiled roof and cottage-style windows, it has an abundance of charm, while its tucked-away setting and established gardens create a lovely sense of privacy.

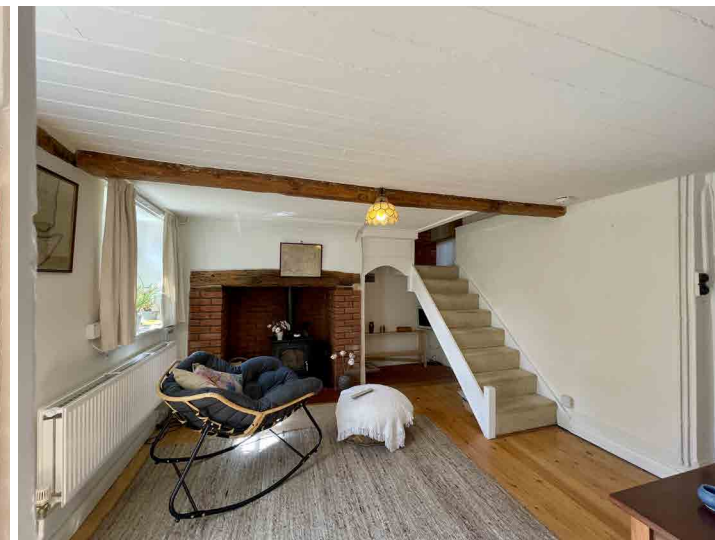
The accommodation extends to approximately 96.8 sq m (1,042 sq ft) and offers a surprisingly flexible arrangement, including a ground-floor bedroom and bathroom alongside two further bedrooms on the first floor.

The sitting room is a particularly characterful space, with a fireplace providing a natural focal point and a door opening directly onto the garden. Alongside is the ground floor bedroom, a comfortable double room displaying exposed timbers which give a glimpse of the cottage's underlying character.

Running across the rear of the main cottage is the kitchen/dining room, extending to approximately 24'6" in length and offering plenty of space for everyday dining. The kitchen leads through to a rear porch and hall, from which there is access to the bathroom and a particularly useful workshop.

This additional space lends itself to a variety of uses for

A PRETTY SUFFOLK COTTAGE WITH CHARACTER, GENEROUS GARDENS AND PLENTY OF CHARM.



anyone with a hobby or simply looking for good practical storage.

Stairs rise from the sitting room to the first floor where there are two further bedrooms. Both are good-sized rooms with the characterful proportions and sloping ceilings one would hope to find in a cottage of this nature.

Ash Cottage is comfortable as it stands, although there is certainly scope for a new owner to make their own mark over time. Importantly, the character is already here; this is a home that could be gently evolved rather than reinvented.

Outside

Established planting, mature trees and shrubs surround generous areas of lawn, giving the outside space a wonderfully private and almost hidden feel. There are numerous pockets to sit and enjoy the garden throughout the day, while the mature boundaries provide a leafy backdrop to the cottage itself.

The pretty pink elevations look particularly lovely from the garden and, combined with the mature planting, give Ash Cottage exactly the sort of informal, quintessentially Suffolk feel that buyers searching for a character home are often hoping to find.

The Location

Benhall is a popular and well-positioned Suffolk village lying just to the south of Saxmundham and within easy reach of the Heritage Coast.

The nearby market town of Saxmundham provides an excellent range of everyday amenities including supermarkets, independent shops, cafés, a health centre and railway station, with services towards Ipswich and onward connections to London Liverpool Street.

The Suffolk coast is also readily accessible, with Aldeburgh,



Snape Maltings and the surrounding villages and countryside all within easy reach, making the property well placed both for day-to-day living and enjoying everything this particularly attractive part of East Suffolk has to offer.

Services

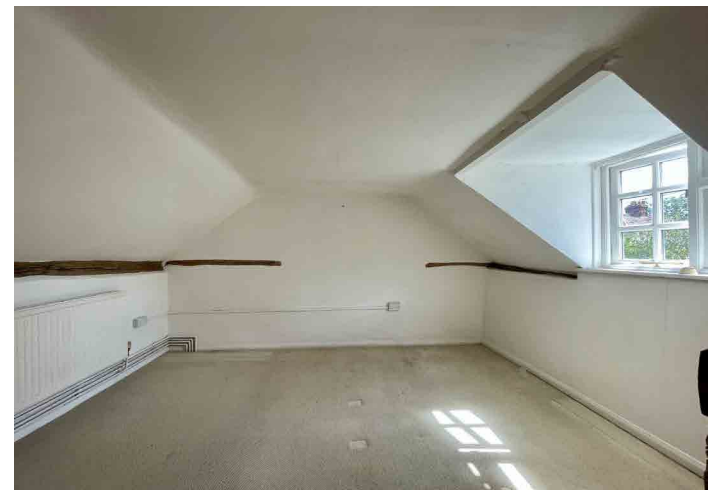
Mains electricity, water and drainage. Oil-fired central heating via radiators. UPVC double glazing.

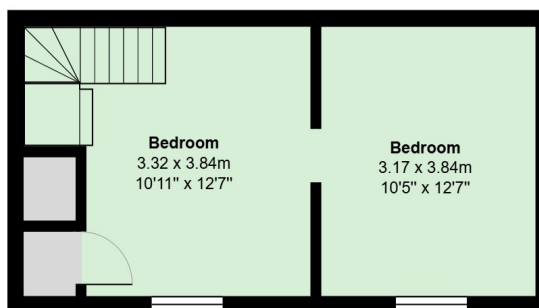
Local Authority and Council Tax Band

East Suffolk Council

Council Tax Band - C

EPC Rating - E





Total Area: 96.8 m² ... 1042 ft²



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