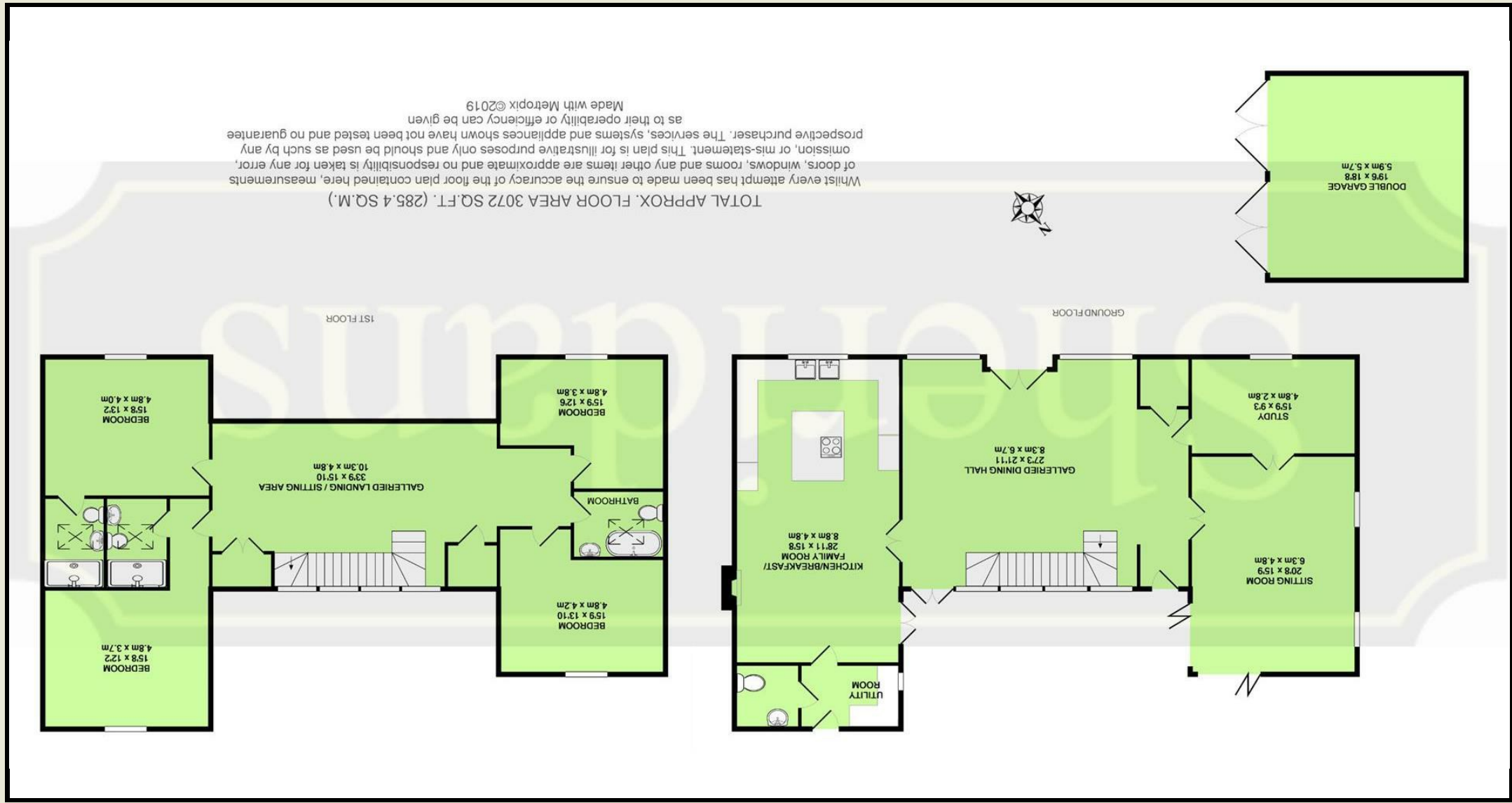


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.





Richer Road, Badwell Ash IP31 3EU

Guide Price £850,000

Individual architect designed 3000 sqft family house providing beautifully presented accommodation with a contemporary twist.

Built in 2017, Ashfield House is an exceptional contemporary house, cleverly blending traditional craftsmanship and quality with contemporary styling and modern efficient living. The property offers an extremely high standard of finish, with stylish fittings and consideration in every aspect of the build. With striking Cedar clad and rendered elevations beneath a tiled roof, the luxuriously appointed accommodation is arranged over two floors, extending to just over 3000 sqft, with generous proportions affording large levels of natural light.

The stunning handmade and hand painted kitchen has polished granite work-surfaces, island, and integrated with Siemens IQ appliances. Bathrooms have quality fittings, resulting in an exceptional home of considerable personality.

The immaculately presented accommodation in brief comprises; Pair of Oak entrance doors opening to a huge galleried dining hall, a fantastic space possessing a bright atmosphere created by a large windows and glass door to rear, Oak staircase off to first floor, Limestone flooring and of particular note is a central circular galleried landing. French doors open to the "live in" kitchen breakfast/family room, an impressive space fitted with a handmade kitchen complemented by integrated appliances and doors to utility and cloakroom. The sitting room is a superb reception with two sets of bi-fold doors opening to and enjoying views to the rear gardens. French doors open to a study/playroom with window to front.

On the first floor is a large versatile galleried sitting room area affording views to the gardens. There are four generous bedrooms, two with luxurious en-suites and a family bathroom completes the accommodation.

Outside

Ashfield House is approached along a shingle driveway providing vehicle parking, turning space and access to a detached double garage with twin barn style doors and power and lighting connected.

To the front are areas of gardens and to the rear are further generous lawned gardens providing a pleasant degree of privacy. Adjoining the rear of the house is a large stone terrace flowing from the stone floor in the dining hall and creating wonderful areas for alfresco dining, bordered by newly planted and well stocked flower beds. All in just over a 1/3rd of an acre (s.t.s).

Location

The house enjoys a prominent setting on the edge of this popular Suffolk village with local amenities including a shop/post office, church, and public house. Badwell Ash is situated approximately 12.4 miles from the historic market town of Bury St Edmunds and approximately 13.5 miles from the market town of Diss, with its main line rail link to London.

Directions

When entering Badwell Ash from the direction of Hunston and Stowlangtoft, proceed into the village and turn right into Richer Road, where the driveway leading to Ashfield House, will be found further on the left hand side.

Services

- Stunning galleried dining hall
- Sitting room with two sets of bi-fold doors
- Study/playroom, underfloor heating to ground floor
- Superb kitchen family room
- Utility, cloakroom
- Huge first floor galleried sitting area
- Four generous bedrooms (two en-suite)
- Family bathroom
- Driveway and double garaging
- 1/3rd acre gardens with large terrace

Mains electricity, water and drainage. Air source heating. Under floor heating.
Council tax band F.
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk

