

# BUCKS

PROPERTY AGENTS



## Ash Tree Cottage, Brettenham Road, Buxhall, Stowmarket, IP14 3DX

Guide Price £550,000

- Four Bedrooms
- Two Reception Rooms
- Utility Room
- Oil Radiator Central Heating
- South Facing Rear Garden With Views Over Fields
- Semi-Detached House
- En-Suite To Master Bedroom
- Sealed Unit Double Glazed
- Underfloor Heating
- Village Location



# Brettenham Road, Stowmarket IP14 3DX

Nestled on Brettenham Road, Ash Tree Cottage sits on the edge of the small village of Buxhall, perfectly combining the original features of the original cottage built in 1869 with the contemporary features of a significant contemporary extension that was added in 2016, which maximises the amazing south facing aspect of the property, with lovely views from the Living Room and Master Bedroom out to the garden and surrounding fields, this outdoor space is perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting. Significant improvements have been made to the garden over the years by the current owners, featuring a natural pond with a brand new lining that has recently been installed and a hardwood decking area. With this delightful semi-detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families seeking both space and privacy. The home boasts two inviting reception rooms, providing ample space for relaxation and entertaining. Additionally, a snug area offers a cosy retreat for quiet evenings or family gatherings. The well-appointed kitchen is designed for both functionality and style, making it a joy to prepare meals. The property features two bathrooms, ensuring convenience for all residents. For those with vehicles, the property includes parking for two cars and a double garage, providing plenty of storage and security. Furthermore, a brick outbuilding with power and light connected adds versatility, whether you envision it as a workshop, studio, or additional storage space. Buxhall is a village within Mid Suffolk with a village hall, play area and local pub. Located four miles away from Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools and railway station with access to main lines.



Council Tax Band: C



### Entrance Hall

With stairs to first floor, understairs cupboard, underfloor heating, tiled floor and radiator.

### Living Room

With windows to side and large patio doors leading to rear garden ideal for indoor/outdoor entertaining also additionally illuminating the room with natural light, vaulted ceiling, wood burner, underfloor heating and laminate floor.

### Dining Room

With two windows to front, open fireplace with multi fuel burner and radiator.

### Cloakroom

With window to front, low level W/C, basin in vanity unit, tiled floor and underfloor heating.

### Snug

With arch leading into kitchen and radiator.

### Kitchen

With two windows to rear, range of high and low units, sink and drainer, tiled splashbacks, induction hob with extractor fan, NEF eye level electric oven, island with space for fridge and freezer, plumbing for dishwasher, built-in full length cupboard housing boiler and storage, space for fridge or freezer and tiled floor.

### Utility Room

With window to front and side and door leading to outside, range of high and low units, stainless steel sink and drainer, tiled splashbacks, plumbing for washing machine, space for tumble dryer, underfloor heating and tiled floor.

### First Floor Landing

With loft access with pull down ladder, built-in shelved cupboard housing hot water tank and storage above.

### Bedroom One

With two windows to rear and one to side with viewings over the fields, walk-in wardrobe with storage and two radiators.

### En-Suite

With window to front, walk in shower, low level W/C, basin in vanity unit, tiled floor and heated towel rail.

### Bedroom Two

With window to front, fitted wardrobes with storage and overhead cupboards and radiator.

### Bedroom Three

With window to front, built-in wardrobe and storage and radiator.

### Bedroom Four

With window to rear, loft access and radiator.

### Bathroom

With window to rear, bath with shower over, shower screen, low level W/C, basin in vanity unit and storage, fully tiled walls, tiled floor and heated towel rail.

### Outside

To the front of the property is a gravel driveway providing off road parking for several vehicles, lawn and shrubs. With a double garage with two up and over doors providing off road parking for two vehicles. To the rear of the property is a south facing rear garden with views of fields comprising of sandstone patio area ideal for outside entertaining, lawns, circular lawn with wildlife pond, raised vegetable beds, mature shrubs and trees, wildlife garden, two further gravel seating area, raised decking, circular pathway, greenhouse, stable used for storage, brick multi purpose outbuilding with power and light connected, access through side gate and for privacy and seclusion is fenced all around.





## Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 At the roundabout, take the 1st exit onto Bury St Turn right onto Tavern St/B1115 Continue to follow B1115 Slight right Turn left onto Brettenham Rd Destination will be on the right Arrive: Buxhall, Stowmarket IP14 3DX, UK

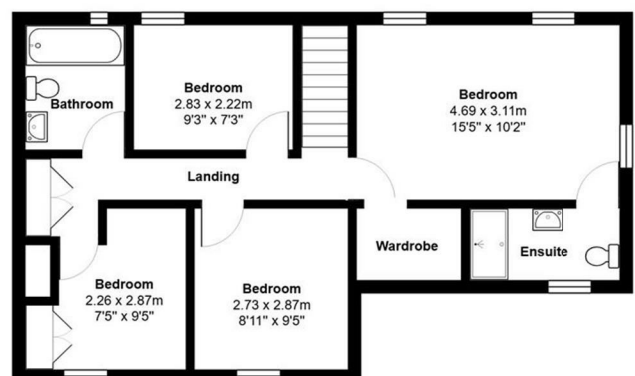
## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 153.0 m² ... 1647 ft²