



THE PRINCIPAL WING

Ashfield Grange, Great Ashfield, Suffolk

Carter Jonas

THE PRINCIPAL WING ASHFIELD GRANGE, GREAT ASHFIELD, SUFFOLK, IP31 3HA

- Bury St Edmunds 11 miles
 - Ipswich 20 miles
 - Cambridge 38 miles
 - Stowmarket 9 miles
- (London Liverpool Street from 80 mins)

Grand dining hall · Elegant 27' drawing room
Sitting room · Bespoke kitchen/breakfast room
Cloakroom · 3 double bedrooms · Ensuite shower room
Family bathroom · Private garden · Allocated parking for
4 cars including Cartlodge · Gated communal grounds
of about 4 acres

THE PROPERTY

The Principal Wing of The Grange forms the main southern residence within this beautiful Grade II listed Georgian manor house and incorporates the principal reception rooms, most notable of which is the splendid 27' drawing room. The grand Tuscan portico entrance with a triangular pediment above, leads into an impressive dining hall from which the rest of the accommodation radiates. Throughout, there are tall sash windows, high ceilings, quality floorings and classical features that are displayed at their finest in the drawing room which has an ornate frieze, cornice, plastered ceilings and ceiling roses (all of which were meticulously restored in 2006). There is an original fireplace incorporating elegant, bevelled mirrors, encased radiators, and full height sash and shuttered windows which open onto the private sun terrace. A panelled sitting room/study with an original fireplace is situated to the rear of the house, as is the superbly fitted kitchen/breakfast room with comprehensive units, granite work surfaces, marble tiled flooring and Miele integral appliances including a double oven, gas hob, dishwasher, fridge & freezer, washing machine and tumble drier; there is also a water softener and a charming window seat.

THE PRINCIPAL WING OF A MAGNIFICENT GRADE II LISTED GEORGIAN MANOR HOUSE WITH A PRIVATE GARDEN AND PARKING FOR 4 CARS IN BEAUTIFUL GATED PARKLAND.



There is a spacious master bedroom with custom fitted wardrobes and an ensuite shower room which has high quality sanitary ware, chrome fittings, travertine and marble tiling plus lit/heated mirrors; this quality is repeated in the family bathroom with fully tiled porcelain walls and a slate tiled floor. There are 2 further double bedrooms which look out over the large east facing rear garden. The property offers the opportunity to enjoy elegant, yet convenient living as part of a stunning manor house in glorious, secure grounds all of which are looked after by a well-run management company.

HISTORY

Ashfield Grange is a Georgian manor house dating back to the late 1700s with later Victorian additions, originally built on the instructions of Lord Thurlow. In 2005/06 Ashfield Grange was developed and skilfully refurbished. The Grange now provides 4 elegant and individual homes, with the Principal Wing forming the largest southern wing.

LOCATION

Great Ashfield is well situated in the picturesque Suffolk countryside, with good access to the A14 connecting: Ipswich, Bury St Edmunds and Cambridge, all of which offer a choice of highly regarded schools in both the private and state sectors. The neighbouring village of Norton has a shop, popular pub/restaurant, school and garage and the ever popular Wyken Vineyards and Leaping Hare Restaurant is within easy reach. The historic, Cathedral, town of Bury St Edmunds offers more extensive cultural and commercial attractions, including: the Theatre Royal, Abbey Gardens, award winning market, together with independent boutiques, cafes, cocktail bars, restaurants and a vibrant music scene at The Apex.

OUTSIDE

The property is approached via ornate electronic gates onto a sweeping drive which leads to a semi circular parking area in front of the property where 2 of its private parking bays are allocated. Further parking is provided by a bank of cartlodge garages, one of which is owned by The Principal Wing with a further parking bay in front. A private garden area wraps around The Principal Wing and incorporates a sunny south facing terrace to the rear which is walled and gated and offers seclusion and privacy. The property sits within approximately 4 acres of communal parkland which is principally laid to lawn interspersed with mature trees and shrubs including a magnificent London Plane Tree.



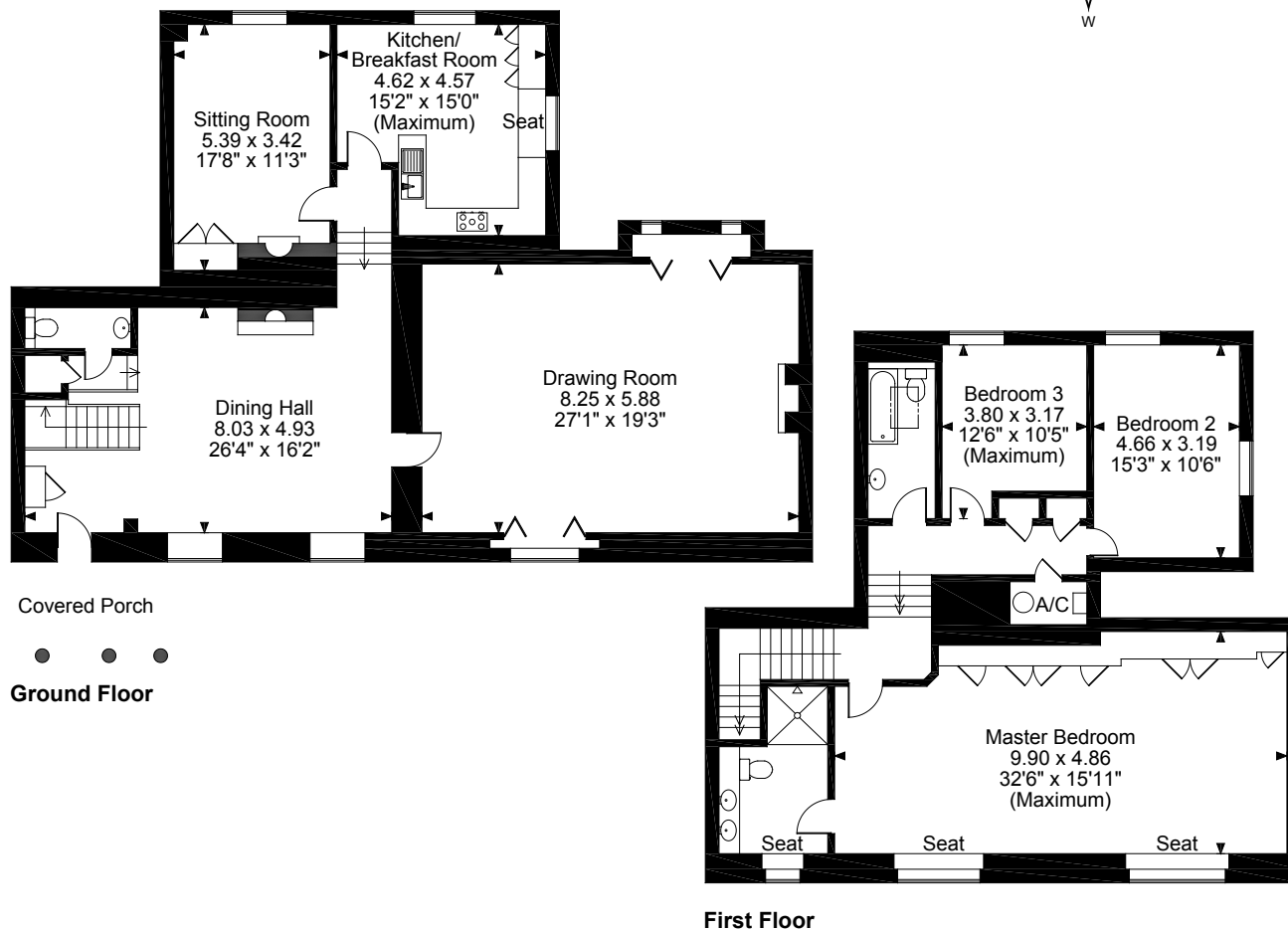
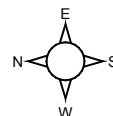
ADDITIONAL INFORMATION

Tenure	Share of freehold. The property is also subject to a 999 year lease commencing 2006.
Service Charge	Currently £2429 pa - this includes insurance on a square footage basis.
Services	Mains water, electricity & drainage. LPG heating. CCTV monitoring of entrance door area. TV points to all receptions, bedrooms & kitchen. 3 AMP wiring in the dining hall and drawing room.
Local Authority	Mid Suffolk Council
Council Tax	Band F - £2324.39 (2018/19)
Directions	On reaching Great Ashfield pass the Church on your left, then after a row of houses on the left turn right directed Long Thurlow. On reaching the T-junction the gates for Ashfield Grange are directly opposite.
Viewings	BY APPOINTMENT ONLY through Carter Jonas 01787 882881





The Principal Wing, Ashfield Grange, Great Ashfield
Approximate Gross Internal Area
2,659 sq ft / 247 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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