

A three-bedroom detached bungalow with outstanding rural views, set within a plot of just under 0.33 acres, located on the outskirts of the popular village of Campsea Ashe, near Wickham Market.

Guide Price
£460,000 Freehold
Ref: P7185/B

Honeysuckle Cottage
The Pit
Campsea Ashe
Woodbridge
Suffolk IP13 0QQ



Kitchen/dining room, sitting room and conservatory.
Principal bedroom with en-suite shower room.
Two further double bedrooms and family bathroom.
Two timber garden rooms offering accommodation.
Single garage and off-road parking.
Plot extending to 0.33 acres.

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Location

Honeysuckle Cottage is located on the outskirts of the village of Campsea Ashe, which benefits from a popular dining pub, village hall, church, recreation ground, shop and saleroom. There is also a railway station (known as Wickham Market train station), which houses an impressive community café. Railway services run to Lowestoft to the north and Ipswich to the south, where there are connecting trains to London's Liverpool Street station. The nearby village of Wickham Market offers a range of local businesses and shops, including a Co-operative supermarket, an award winning butchers, restaurants, a health centre, library and primary school. From here, there are regular bus services to Woodbridge and on to Ipswich. Campsea Ashe is within the Thomas Mills High School catchment area for secondary schooling. The property is conveniently positioned for Suffolk's Heritage Coast and the popular market town of Woodbridge, which is just 8 miles to the south-east. Snape Maltings, with its world famous concert hall, is just over 4 miles away. Aldeburgh, with its sailing and 18 hole golf course, is approximately 10 miles. The pretty riverside village of Orford is approximately 7.5 miles. The forests and heaths at Rendlesham and Tunstall are nearby, with Minsmere RSPB reserve just a 30 minute drive.

Description

Honeysuckle Cottage is a unique, three-bedroom detached bungalow, which has rural views to the rear and gardens extending to just under 0.33 acres. The well laid out and flexible accommodation comprises a kitchen/dining room that leads through to the sitting room, which is the core of the property, with doors leading off to the other rooms of the house, including the utility room and side conservatory. From the conservatory, access can be gained to the boiler room. There are three double bedrooms and a family bathroom, with the principal bedroom having an en-suite shower room. There is ample useful storage space throughout the property.

The bungalow has undergone a schedule of refurbishment and renovation works during the current vendor's tenure, including a new roof, insulation, and biomass boiler. Outside, the gardens offer the opportunity for an incoming purchaser to make their mark upon the property. The garden is perfect for those looking for a self sufficient lifestyle, currently containing many raised vegetable beds, a polytunnel, green house and chicken coop. There are two useful purpose-built summerhouses providing additional accommodation, each with its own wood burning stove and overlooking the garden. One has electricity and an ethernet cable, and is currently used as an office. The property benefits from a biomass central heating system, UPVC double-glazing and insulation throughout. Beyond the garden is a single detached garage with off-road parking for three to four vehicles.

The Bungalow

Entering the property from the front via a brick and oak **storm porch**, double doors open to the

Kitchen/Dining Room 19'0 x 10'0 (5.79m x 3.05m)

Windows to front and side. A matching range of fitted wall and base units with oak worktop incorporating a butler sink with mixer tap over. Space and plumbing for dishwasher. Space for electric range cooker. Wall-mounted radiator. Ceramic tiled flooring and recessed LED lighting with central ceiling fan. Double doors open to the



Sitting Room 19'11 x 16'8 (6.07m x 5.08m)

Windows to side. Redbrick chimney breast housing a wood burning stove on a slate hearth. Wall-mounted radiators and two light tunnels. Access to loft. Built-in cupboard housing the pressurised water cylinder. Further built-in cupboard with shelves providing useful storage. Doors opens to the utility room, family bathroom and bedrooms. French doors open to the



Conservatory 15'8 x 5'7 (4.78m x 1.70m)

Further door to front and windows to side. A door opens to the



Boiler Room 9'0 x 5'7 (2.74m x 1.70m)

A useful storage area for drying clothes. Floor-mounted Compact 18 biomass boiler. Window to side.

A door from the sitting room opens to the

Utility Room 13'0 x 7'4 (3.96m x 2.24m)

Window to rear and door to garden. A matching range of fitted wall and base units with stainless steel single-drainer sink unit with taps above and rolltop work surface. Space and plumbing for washing machine. Space for appliances.



Principal Bedroom 12'0 x 9'6 (3.66m x 2.90m)

Windows to side and rear. Central ceiling light. Wall-mounted lighting. Laminate flooring. Door to

En-Suite Shower Room

Window to rear with obscured glazing. Large corner shower unit with mains-fed shower over, hidden-cistern WC and basin with cupboards under. Heated chrome towel radiator.



Bedroom Two 10'6 x 9'5 (3.20m x 2.87m)

A further double bed room with window to side. Wall-mounted radiator. Recessed lighting.



Bedroom Three 9'9 x 9'0 (2.97m x 2.74m)

A double bedroom with two single beds that fold against the wall when not in use. French doors leading to the rear garden. Wall-mounted radiator. Laminate flooring.

Family Bathroom

High-level internal window. Shaped spa bath in tiled surround with mixer tap over and mains-fed shower with glass screen. Hidden-cistern WC with built-in storage area to side and above. Hand wash basin with cupboards above and below. Light, mirror and extractor fan.



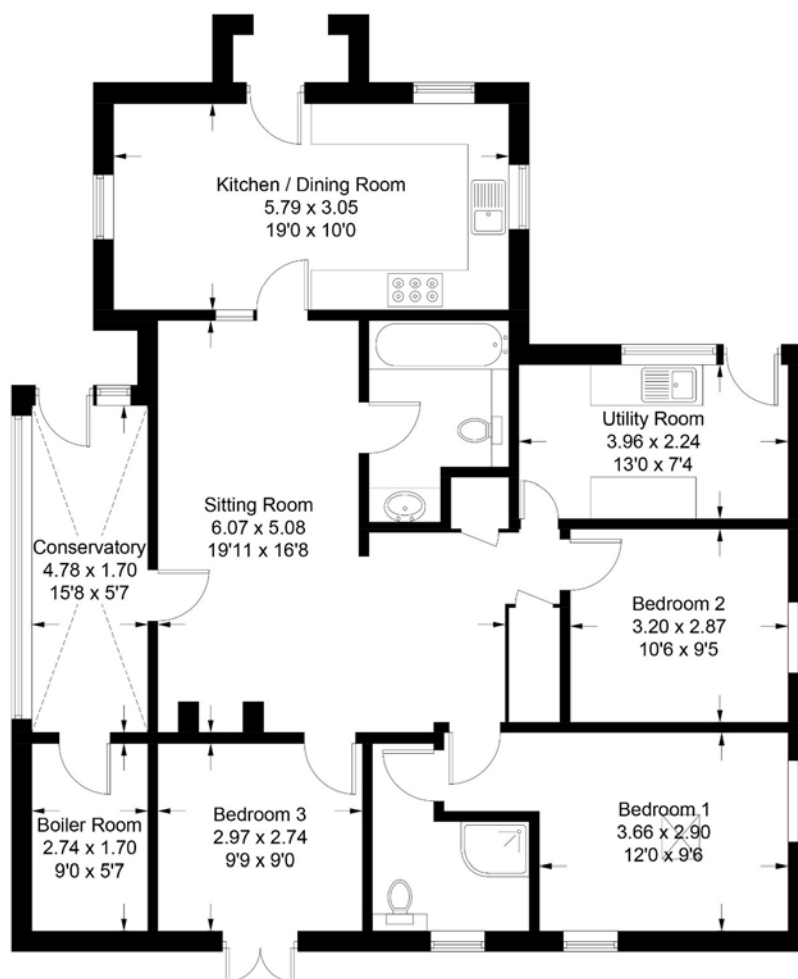
Outside

The property is approached from the highway via a shared access that leads to a private driveway. Access is gained through a double-opening five-bar gate that leads to a parking area in front of a single detached garage, with lean-to storage area. A pedestrian gate and pathway lead to the property. Honeysuckle Cottage sits centrally within wildlife-friendly, but productive, gardens which include mature trees, a pond and meadow wildflowers. To the rear of the property is a paved terrace area with independent access onto a shared footpath that leads to the road. The bottom and side of the garden is banked and terraced, and contains a range of raised vegetable beds, a Keder polytunnel, a walk-in net tunnel and a lean-to greenhouse. There are two timber summerhouses that overlook the property, each with its own wood burning stove. There is also an area that is currently used for housing chickens.



Honeysuckle Cottage, Campsea Ashe

Approximate Gross Internal Area = 113.4 sq m / 1221 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Central heating via biomass boiler. Private drainage system (please note that whilst it is believed that the septic tank has worked in a satisfactory manner for many decades, it is not known whether it complies with the 2020 regulations and a buyer should make their own investigations in this regard).

EPC Rating E (full report available from the agent).

Council Tax Band C; £1,758.87 payable per annum 2023/2024.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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.

September 2023



Directions

Heading to Campsea Ash from the direction of Wickham Market, proceed through the village, passing Clarke and Simpson's Auction Centre on the left hand side and the train station on the right. Continue over the railway bridge, past the church and Allonsfield House, and take the next left on the bend, adjacent to White House (which has blue shutters). A short way along is The Pit, which is the first turning on the right.

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