

Ash Tree Farm, 4 Undley Road - Asking Price £950,000

Lakenheath Suffolk IP27 9BX

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Asking Price £950,000

The Property

A truly charming detached flint cottage, beautifully extended and refurbished to create a substantial and highly versatile family home, set behind private gates with spectacular gardens, generous parking, an oversized garage/workshop and potential annexe-style accommodation.

This exceptional detached flint cottage has been thoughtfully extended and extensively improved by the present owners, blending period charm with impressive modern living space. The result is a beautifully appointed home offering flexible accommodation across two first-floor areas, making it ideal for large families, multi-generational living or those requiring work-from-home space.

Ground Floor

The ground floor is approached via a spacious reception hall with an oak staircase rising to the main first floor. The principal living accommodation includes a wonderful dual-aspect lounge with wood-burning stove, a separate snug/sitting room set within the original part of the cottage, a further dining/sitting area and a useful home office with CCTV and laundry chute.

At the heart of the home is the stunning kitchen/breakfast/family room, designed with a "no expense spared" approach and flooded with natural light. The kitchen is fitted with an extensive range of cabinetry, granite work surfaces, a central island and a superb selection of integrated Siemens appliances, including two ovens, steam oven, microwave oven, induction hob with integrated extractor, wine cooler, coffee machine and warming drawers. There is also a Quooker instant boiling water tap, further sink area with skylight above and double doors opening directly onto the side decking, creating an excellent space for entertaining.

Further ground-floor accommodation includes a boot room, garden room, utility room and ground-floor shower room/W.C. The rear hall provides access to the insulated and plastered workshop, which is fitted with light, power, a butler sink and heating connected to the main house. Double UPVC doors lead through to the oversized garage, complete with electric roller door, light and power.

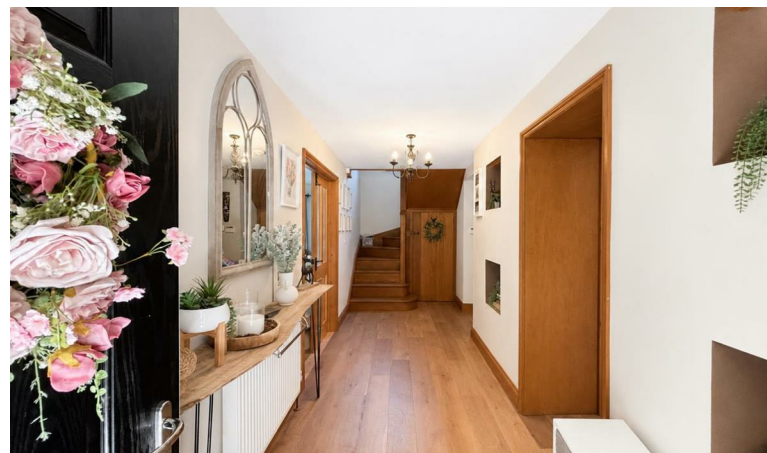
First Floor

The main first floor provides four well-proportioned bedrooms. The impressive main bedroom is dual aspect and features a raised area with roll-top bath with claw feet and pedestal wash basin, together with a separate W.C. Bedroom two benefits from a dressing area and en-suite facilities. The family bathroom is fitted with a four-piece suite comprising bath, separate shower, high-level W.C. and wash basin.

Features

- EXCEPTIONALLY SPACIOUS DETACHED FAMILY HOME
- SITUATED ON THE OUTSKIRTS OF VILLAGE
- GARDENS EXTENDING TO 0.64 ACRES (STS)
- SIX BEDROOMS
- IMPRESSIVE KITCHEN/BREAKFAST/FAMILY ROOM
- ANNEXE FOR MULTI GENERATIONAL LIVING
- FURTHER DINING/ SNUG
- HOME OFFICE, UTILITY ROOM & BOOT ROOM
- WORKSHOP & OVERSIZED GARAGE
- EXCELLENT ATTENTION TO DETAIL THROUGHOUT





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

Energy Efficiency Rating	
Climate	Domestic
EU Directive 2002/91/EC	
England & Wales	
Net energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-91)
Very energy efficient - lower running costs	
63	
80	



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