



A SUBSTANTIAL GRADE II LISTED EXTENDED FARMHOUSE, SITUATED IN AN ENVIABLE RURAL SETTING. ALL IN 3.2-ACRES.

Oakfield House, Daisy Green, Great Ashfield, Suffolk IP31 3HW

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ESTABLISHED 1966

Oakfield House

Daisy Green

Great Ashfield

Suffolk IP31 3HW

- Stowmarket Mainline Station 8 miles
- Bury St Edmunds 13 miles
- Ipswich 20 miles

RECEPTION HALL • CLOAK/SHOWER ROOM • SITTING ROOM • FAMILY ROOM • DINING ROOM • STUDY • CONSERVATORY • KITCHEN/BREAKFAST ROOM • BOOT ROOM • UTILITY ROOM • STUDIO • 5 BEDROOMS • DRESSING ROOM • 4 BATHROOMS • TRIPLE GARAGE • WORKSHOP • GARDEN STUDIO • **ALL 3.2-ACRES**

Situated on the rural fringes of this well-regarded village, Oakfield House is a substantial Grade II listed farmhouse, beautifully presented and extended family home dating back to the early 16th-century, built of traditional timber-frame construction with rendered elevations under a pan-tile roofline.

The house has been subject to considerable improvements and remodelling in more recent times, with the original features and characteristics cleverly blending with a substantial extension that provides further stylish and versatile accommodation extending to around 3,600ft², with well-proportioned rooms that enjoy views over the mature private grounds.

The accommodation comprises a reception hall with shower/cloakroom, with the original building forming 4 reception rooms, all heavily timbered with a fine exposed frame, with double aspect sitting room with inglenook fireplace and modern wood-burning stove, dining room, study and family room, with period panelling and entrance to a modern conservatory with panoramic views of the gardens to the west.

The kitchen/breakfast/garden room is beautifully finished and equipped with bespoke painted shaker-style base, eye-level and display units with granite worktop and matching island, twin sets of bi-fold doors to the south and west to the garden terrace, Everhot freestanding range cooker, tiled floors. The side hall leads to a boot room, utility and shower room, with staircase leading up to an office/bedroom 5.

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Guide: £1.65 million (freehold)





On the first floor is a large landing area, with access to the double-aspect principal bedroom with well-appointed dressing room and luxurious en suite bathroom, with freestanding bath, separate shower cubicle, twin sink inset in granite top and low-level WC.

The guest bedroom has window to the east and en suite shower room, along with two further double bedrooms, served by a large family bathroom, with panelled bath, separate shower cubicle, low-level WC and vanity wash basin.

Outside

Oakfield House is located in a wonderful, peaceful rural setting approached from the village lane via electric gates, onto a sweeping gravel driveway and parking area. There is a high-quality modern detached triple garage and adjacent detached workshop. The grounds extend to just over 3 acres, being beautifully maintained and landscaped, with a large variety of mature trees and well-stocked flower beds, a large natural pond to the west, large terrace to the south and west with path to a fenced vegetable patch and garden studio, together with a covered oak-framed seating area.

Services

Mains water and electricity • Private drainage • Oil-fired heating (underfloor to kitchen extension) • Council Tax Band 'G' • EPC 'B' • Broadband: Ofcom suggest Superfast 25Mb available • Mobile: Ofcom suggest all providers likely. No onward chain.

Location

Daisy Green is a small rural hamlet to the north of Great Ashfield, which is just 2 miles west of the well-served village of Elmswell, which includes Co-Op, pharmacy, vets, fish and chip shop, Chinese, two hairdressers, library, Post Office, primary school, public houses, railway station, and the parish church. Easy access to the A14 with road links to outside of the county, and Bury St Edmunds, with its fine cathedral and excellent modern shopping facilities, and also convenient for the A14 dual carriageway to Newmarket, Cambridge and the M11 to London. Local amenities include post office/stores, village pub, and regular bus/coach services.

Listed Building Entry: House, built in two stages: c.1530-1550 and late C16. 2 storeys. 4 windows. Timber-framed and plastered. Pantiled roof, once thatched. An axial chimney of C16 red brick, the shaft rebuilt in C20. Mid C20 casements. Late C20 gabled entrance porch with panelled door. The hall and service cell of a high quality mid C16 house. Close-studding. Interior: The hall has a double-ogee moulded binding beam and roll-moulded joists. A pair of 4-centred arched service doorways, one with original plank door. A complete C17 wainscotted cross-passage screen. Good queenpost roof: jowled posts and 3-way bracing to square-set purlins. Lintel led open back-to-back fireplaces. In late C16 the parlour cell was replaced by a second 2-bay hall with cross-entry (entrance doorway with 4-centred head) and service cell beyond. Wind-braced clasped-purlin roof. At this point the earlier hall may have assumed the function of a parlour: an unusual plan form for a 2-stage C16 house.



Approximate Gross Internal Area = 337 m² / 3627 ft²

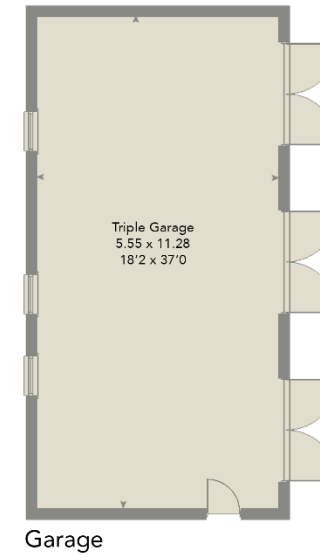
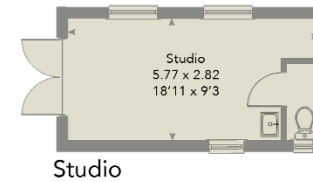
Garden Store = 45 m² / 484 ft²

Garage = 62 m² / 667 ft²

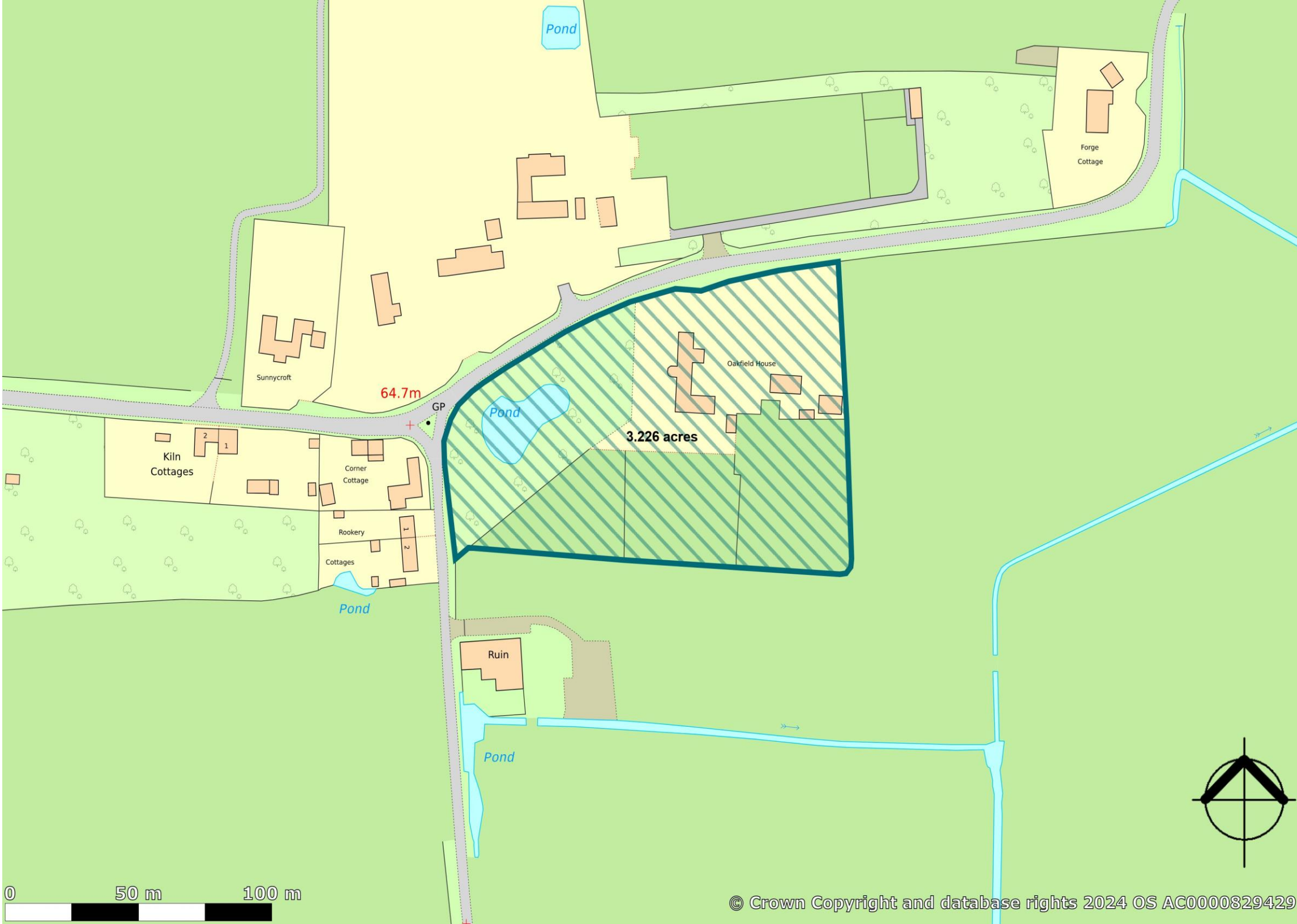
Studio = 16 m² / 172 ft²

Total = 460 m² / 4950 ft²

For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2024







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