

*A well presented, three bedroom semi-detached Victorian house, offering a very good amount of accommodation, in the centre of the well regarded village of Stonham Aspal.*

Guide Price  
£455,000 Freehold  
Ref: P7461/J

The Chestnuts  
Stonham Aspal  
Suffolk  
IP14 6AG



Entrance hall, drawing room, sitting room, kitchen/dining room, boot/utility room and cloak room.

Galleried landing, three bedrooms and well fitted bath/shower room.

30' feet garage/workshop and generous shingled car park area.

South-westerly facing courtyard garden at the rear.

Contact Us



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## Location

The Chestnuts will be found in the centre of the well regarded and accessible village of Stonham Aspal, and just a short walking distance from the primary school and village church. Stonham Aspal benefits from a primary school, village hall and tennis club. It is also home to the well renowned Stonham Barns, which offers a range of shops, cafes and businesses, a post office, golf driving range, owl sanctuary, hairdressers and beauticians. Stonham Aspal is ideally located for commuters, being fewer than 2 miles from the A140 and, from there, just under 5 miles from the A14. It is 34 miles from Norwich and 12 miles from the centre of the county town of Ipswich where there are all day-to-day shopping facilities, along with national stores, supermarkets and rail services. Further direct rail services to London's Liverpool Street Station can be found at the nearby market town of Stowmarket, which is just over 6 miles from the property, and boasts an array of supermarkets including Asda, Tesco, Lidl and Aldi. The thriving village of Debenham is approximately 3 miles from the property and has a small supermarket, butchers, post office, café, public house, leisure centre and well regarded high school. Within 24 miles of the property is the Heritage Coast with destinations such as Aldeburgh and Southwold.

## Description

The Chestnuts is a well presented, three bedroom, semi-detached Victorian house, that offers spacious and light accommodation of over 1,500 sq ft (143 sqm). The current vendors have owned The Chestnuts for approximately 13 years and have maintained it to a very good standard during their tenure. In recent years the kitchen was extended creating a delightful dining area, with double height ceiling and fully glazed aluminium framed bi-fold doors providing plenty of light and direct access to the courtyard garden. At the same time, the boiler was replaced with a more efficient, external combination alternative. In 2019, the bath/shower room was refurbished, and earlier this year, the rear slate roof was stripped and renewed.

The planning permission for the kitchen extension also provided for the reconfiguration of a staircase and creation of a fourth bedroom within the landing. By virtue of the fact that planning permissions was implemented, a perspective purchaser can still carry out these works if required.

## Outside

The Chestnuts benefits from a generous shingled driveway, accessed via metal gates, and which is sufficiently large enough to park three to four vehicles, together with a garden area with concrete pathway which leads from the entrance gate to the front door. From the driveway, access can be gained to the garage/workshop, which has an overall length of approximately 30' and offers great potential as additional accommodation if required, subject to the necessary consents. The rear courtyard is a delightful area, and facing in a south-westerly direction this enjoys the sun during the afternoon and into the evening. The garden benefits from an external power supply and outside tap.















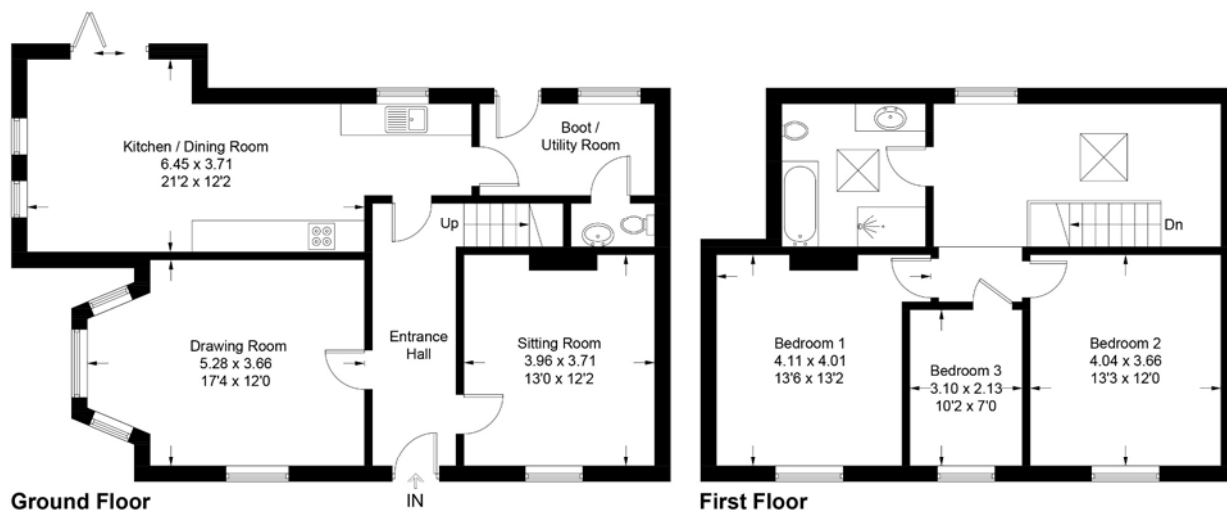






## The Chestnuts, Stonham Aspall

Approximate Gross Internal Area = 143.0 sq m / 1539 sq ft



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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity, water and drainage. Oil-fired boiler serving the central heating and hot water systems.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = E (Copy available from the agents upon request).

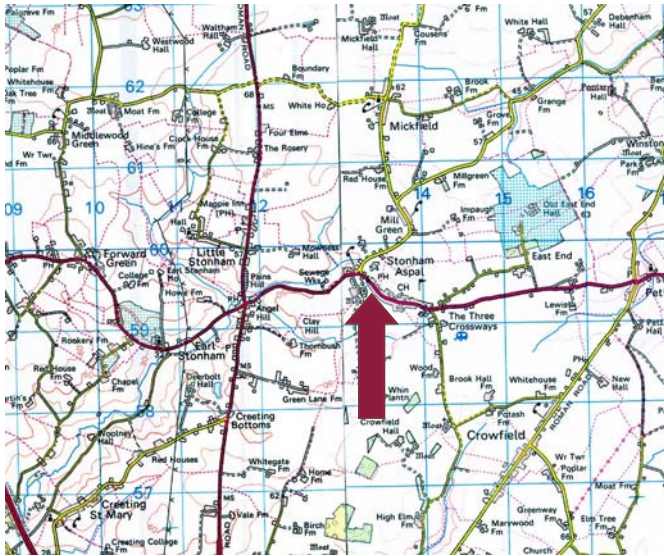
*Council Tax* Band E; £2,558.11 payable per annum 2024/2025

*Local Authority*; Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;  
Tel: 0300 1234000

### 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.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. We understand that the rear gate within the courtyard garden relates to an historic arrangement for the owner/occupier of The Chestnuts to access the pump/wells in the neighbour's garden.

*October 2024*



## Directions

Proceeding in a westerly direction on the A1120 from Pettaugh continue through the village, where the property will be found on the left hand side just before the former public house and school.

What3Words location: ///sugars.unleashed.airbase



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