



Ashley
Clare, Suffolk

DAVID
BURR

Ashley, Chilton Street, Clare, Sudbury, Suffolk CO10 8QS

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and the magnificent St. Peter and St. Paul church. Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.

This charming unlisted 18th Century cottage is situated in a semi-rural location convenient for nearby amenities in Clare. The property has retained many original period features including exposed timbers and a charming inglenook fireplace whilst being set within mature gardens with off street parking and a double garage.

A charming detached cottage situated on the outskirts of Clare enjoying views over open countryside.

DRAWING ROOM A charming double aspect room featuring an attractive inglenook fireplace with wood burner, exposed beams, storage cupboard and outlook to the rear.

SITTING ROOM Located to the rear of the property enjoying a double aspect with and French doors leading to the garden with countryside views beyond.

DINING ROOM A useful room requiring updating whilst offering excellent potential for a variety of uses.

KITCHEN/BREAKFAST ROOM A double aspect room fitted with a range of units under worktops with ceramic sink and drainer inset and a Rayburn cooker, dishwasher, cooker with 4 ring hob and cupboard providing space for fridge freezer.

UTILITY ROOM Fitted with a range of units under worktop with a stainless steel sink and drainer inset, plumbing for a washing machine and extraction for a tumble dryer.

CLOAKROOM WC and wash basin.

First Floor

LANDING With double wardrobe and airing cupboard. Doors to:

BEDROOM 1 An impressive double aspect room featuring exposed beams and rural views.

BEDROOM 2 Another spacious double aspect room with outlook to the rear.

BEDROOM 3/STUDY Outlook to the side.

BEDROOM 4 Enjoying rural views to the front.

BATHROOM Fitted with a white suite comprising a WC, wash basin, tiled shower cubicle and bath.

Outside

The property enjoys parking for 2-3 vehicles leading to the **DOUBLE GARAGE** with light and power connected. The rear gardens are predominantly lawned and feature mature beds and borders, an extensive range of fruit trees to include apple, pear, cherry, quince, damson, bullace and medlar. A potting shed and garden shed are also included and delightful views to the rear over the Chilton Stream towards open countryside beyond.

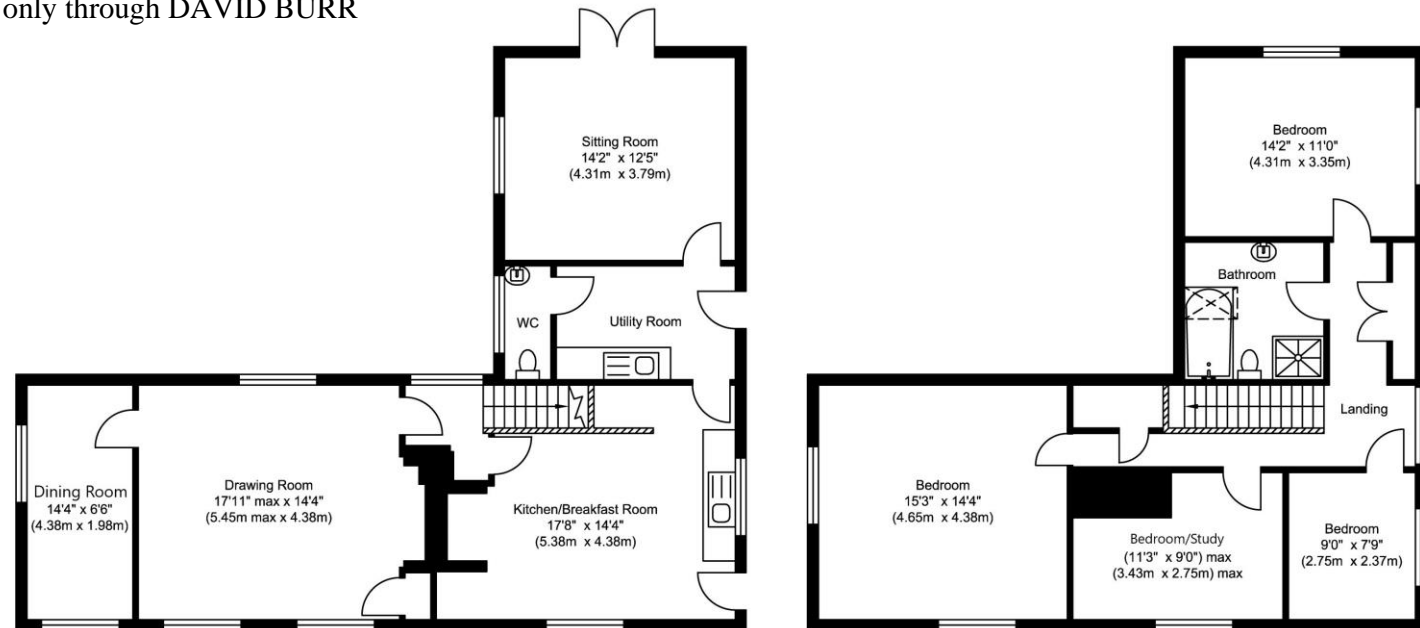
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EPC Rating: F.

SERVICES Main water and electricity are connected. Oil fired heating. Septic tank. **NOTE** None of the services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council. Council Tax Band: D. £2,084.43 per annum.

VIEWING Strictly by prior appointment only through DAVID BURR



Ground Floor
Approximate Floor Area
855.00 sq. ft.
(79.40 sq. m)

Total Gross Internal Area
Approximate Floor Area
1614 sq. ft.
(150 sq. m)

First Floor
Approximate Floor Area
759.00 sq. ft.
(70.50 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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