



Ampners
Little Green
Thrandeston
Suffolk
IP21 4BX

Offers Over £500,000

No Onward Chain





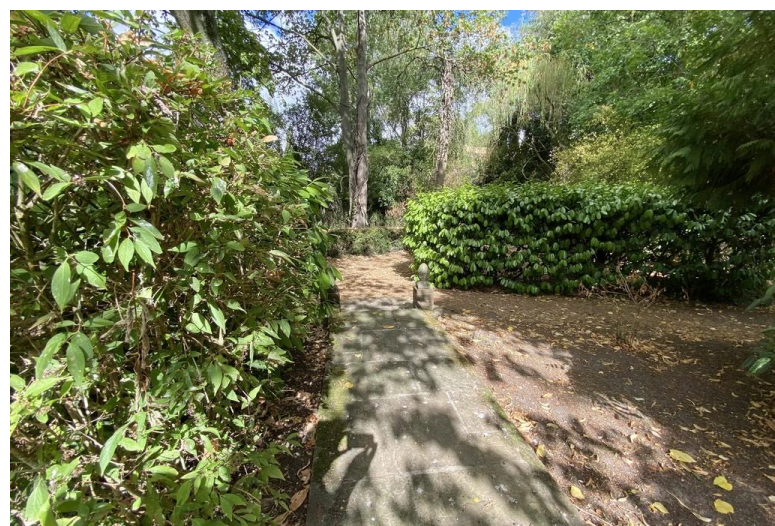
- Set in 0.36ac.
- A fine Listed house
- overlooking the green
- Private grounds.
- 2 reception rooms and 3 bedrooms
- Scope to remodel and update



Location

Ampners occupies an idyllic location within the Conservation Area of the village, accessed along an unmade track and enjoying views over the green and pond. Within 4 miles is the busy market town of Diss providing excellent local and national shopping, a wide range of sporting and leisure facilities and a mainline rail station on the Norwich to London Liverpool Street line. The journey to London is scheduled to take around 90 minutes. Bury St Edmunds is also quite accessible via the A143, being around 17 miles away and both Norwich and Ipswich are around 25 miles. This property combines the benefits of a peaceful rural village setting with good access to wider facilities.





The Property

Ampners is a very attractive Grade II Listed house believed to date from the 16th Century which has seen various changes over the centuries, perhaps the most striking being the Gothic windows which give it real presence. It is fair to say that whilst the house has been maintained over the years, it is now rather dated in style and would benefit from a general scheme of updating, modernisation and decoration. Rooms are a generous size with two spacious reception rooms as well as a kitchen and ancillary rooms. The first floor is an unusual layout with two bathrooms in the centre taking up considerable space. The prettiest room is the third bedroom in the attic space with its exposed roof timbers and gothic arched window overlooking the green.

Outside

This house is set back from the green with an access track leading across. To the rear of the house a gravel drive leads through to a parking area and single garage/workshop. The gate in the wall leads though to the main garden area which has a central grassed area, mature trees and bushes, and affords considerable privacy. Overall the property is set within 0.36ac.

Services

Mains water and electricity are connected. Private drainage. Oil fired boiler providing heating to radiators

Directions

From the Stuston roundabout on the A143 head towards Wortham and Bury St Edmunds. From the Stuston roundabout continue for just under 1½ miles and take the second exit on the left hand side signposted to Little Green. Follow the road under the railway bridge and into the village. Ampners will be found on the left with Gothic windows in the gable end facing the green.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Council Tax Band – F

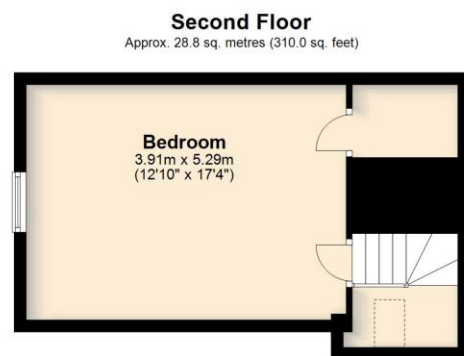
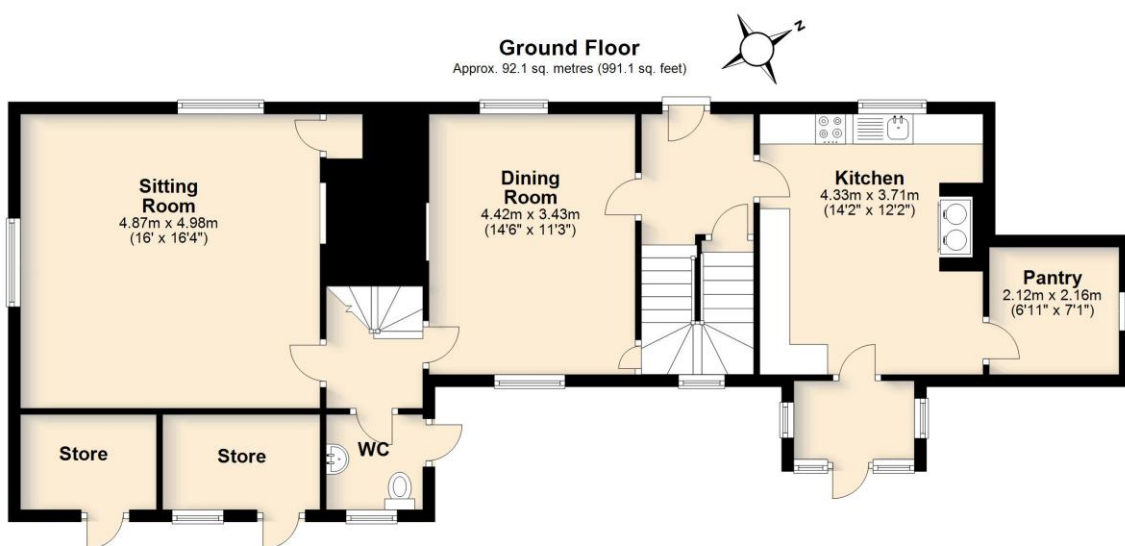
Ref: 2/19020/MS

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Total area: approx. 193.6 sq. metres (2083.5 sq. feet)

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