



Ashfield Road

Wetherden

Guide Price £595,000

LACY SCOTT
& KNIGHT

est. 1869

Walnut Tree Cottage,

Ashfield Road | Wetherden | Stowmarket | IP14 3LY

Elmswell 1 mile, Stowmarket 3 miles, Bury St Edmunds 9 ½ miles

A charming detached four-bedroom home with double garage and beautifully landscaped garden, set within the attractive and highly desirable Suffolk village of Wetherden.

Entrance Hall | Sitting Room | Dining Room | Kitchen | Utility Room | Study | 4 Bedrooms | En Suite Shower Room To Principal & Bedroom 2 | Family Bathroom | Double Garage | Off Street Parking | Enclosed Garden To Rear

Walnut Tree Cottage

Walnut Tree Cottage is a charming detached four-bedroom home, ideally positioned in the sought-after Suffolk village of Wetherden.

The property is entered to the rear via a practical utility room, which leads through to the fully equipped kitchen. From here, the main hallway provides access to a study, living room, and dining room, creating a well-balanced layout ideal for both family life and entertaining. Stairs rise from the hall to the first floor.

Upstairs, the principal bedroom benefits from an en-suite shower room and built-in wardrobes, with views over the rear garden. Bedroom 2 hosts an additional ensuite and again provides views over the rear garden. Two further well-proportioned bedrooms are served by the family bathroom.

Outside

To the rear of the property is a double garage with electric doors, accessed via a private driveway providing parking for



a further three average-sized vehicles. The multi-level rear garden is attractively landscaped and wraps around to the front of the property, featuring a variety of well-established planting beds.

Set in an elevated position above the road, the house enjoys open countryside views to the front, enhancing both privacy and outlook.

Services

Mains electric, water, and drainage. Solar Panels on roof.

Local Authority

Mid Suffolk District Council – Council Tax Band F

Tenure

Freehold

Flood Risk

Very Low (Source Gov.uk)

Mobile Coverage

O2 and Vodafone - Good outdoor coverage (Source: Ofcom)
EE and Three - Good outdoor, variable in-home coverage (Source: Ofcom)

Broadband Speed

Ultrafast Broadband available (Source: Ofcom)

Location

Wetherden is a charming village set within the heart of the Suffolk countryside, offering an attractive rural lifestyle. The village is conveniently positioned between the well served market towns of Stowmarket and Bury St Edmunds, and is provided with excellent road links available nearby via the A14, providing access to Ipswich, Bury St Edmunds, and beyond. Surrounded by open farmland and scenic landscapes, Wetherden enjoys a peaceful and picturesque setting.

Directions

Heading towards Bury St. Edmunds along the A14, take the exit for Junction 49, turning right at the first roundabout, followed by taking the 1st exit on the second roundabout onto Tot Hill. Continue on this road as it turns into Stowmarket road for approx. 2 miles before turning right onto Church Street upon entering Wetherden. Follow this road for about 100 ft before turning left onto Ashfield road. Walnut Tree Cottage can be found on your left after about another 100 ft. The parking for which can be found on the first left upon entering The Orchard.

Postcode:

IP14 3LY

What3Words

planet.finest.clubbing





Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
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- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

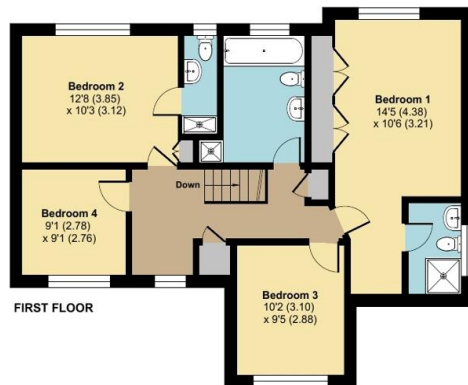
Ashfield Road, Wetherden, Stowmarket, IP14

Approximate Area = 1789 sq ft / 166.2 sq m

Garage = 342 sq ft / 31.7 sq m

Total = 2131 sq ft / 197.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nkhcom 2026. Produced for Lacy Scott & Knight. REF: 1447509



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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