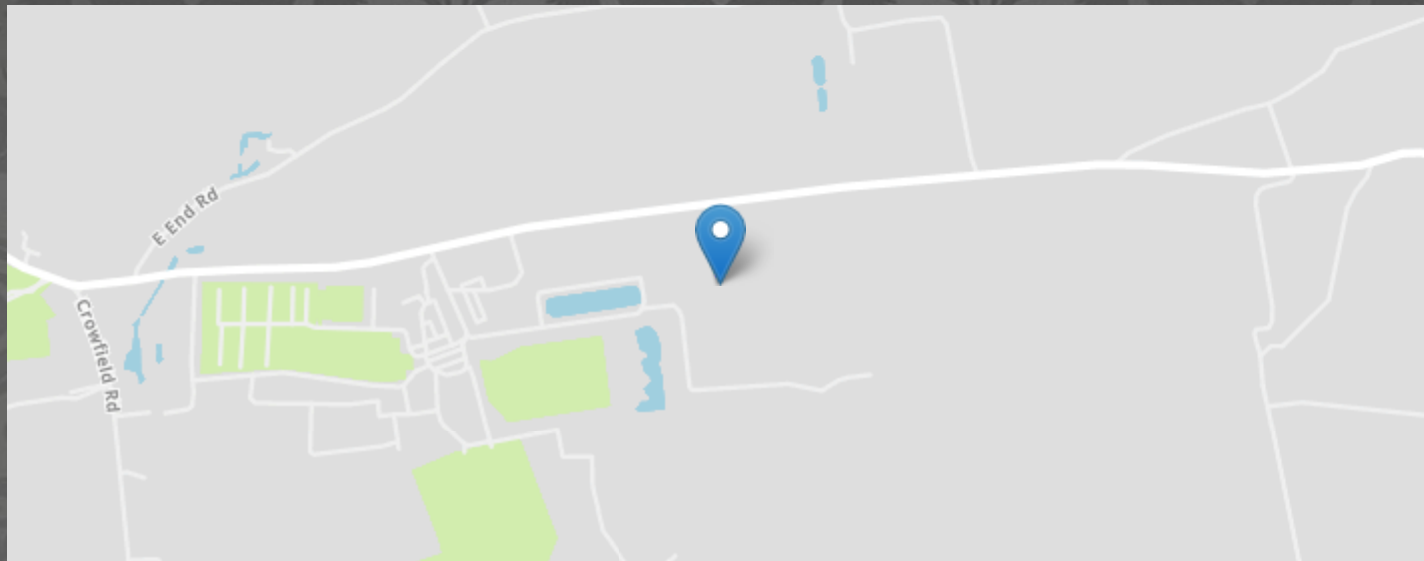


Pettaugh Road, Stonham Aspal, Stowmarket



- NEW LODGE
- AMENITIES ON SITE
- WELL PRESENTED
- ELECTRIC STOVE STYLE FIREPLACE

- DESIRABLE LOCATION
- UPGRADES AVAILABLE
- BATHROOM AND EN-SUITE
- 12 MONTH OCCUPATION

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Pettaugh Road, Stonham Aspal, Stowmarket

BRAND NEW

40ft x 20ft; 6 berth; £199,995

Marks and Mann are delighted to bring to market this TWO DOUBLE BEDROOM DETACHED lodge, located within Stonham Barns offering a LUXURY living experience with FULLY FITTED KITCHEN, spacious open plan reception/dining with FIREPLACE, primary bedroom with EN-SUITE AND WALK-IN WARDROBE, family shower room, study/boot room to the front entrance and a GENEROUSLY SIZED DRIVEWAY. This lodge offers 12 MONTH OCCUPATION. There is a wide variety of shops, boutiques and activities on site, offering an all in one place to live. Surrounded by established trees and lawned areas, the lodge offers a countryside feel with both the interior décor and exterior environment. ADDITIONAL UPGRADES AND DECKING AVAILABLE.

£199,995 Guide Price

Call us directly to arrange your viewing

Kitchen

Living/Dining

Study/Boot Room

Shower Room

Primary Bedroom



Bedroom Two

Outside

Location

There is plenty of attractions for all ages to enjoy within the large Stonham Barns location. Suffolk Owl Sanctuary is where you can see an amazing range of birds of prey, red Squirrels, the Raptor Hospital, The Barclays Sensory Garden, an information centre about Owls, a woodland walk, picnic areas and plenty of activities for children including a mini-maze, adventure frame and let us not forget the Meerkat Kastle.

Now give yourself a well-deserved break and pop into Carters of Suffolk, who have been producing handmade, hand painted novel and collectible teapots since the 1970's. You can also visit the Teapot Tearoom for tea or coffee and a piece of home-made cake.

There is a museum with a range of vintage Vauxhall Cresta Cars, Bedford TK Lorry, Grey Ferguson Tractors, BSA Motorbike, two fire engines plus a few more vintage vehicles.

Visit the shopping village where you will find many unique and interesting shops and businesses, or if you prefer some peace and quiet why not spend a relaxing day fishing around one of the stunning lakes.

There is also a large number of events going on during the year in the barn, theatre and on the showground from car, motorbike and truck shows, craft

fairs, Children shows to music festivals.

With the site open 7 days a week, offering ample fun for all ages, a day out at Stonham Barns Park in the beautiful Suffolk Countryside could be just what you and your family need.

Important Information

Tenure – Commonhold
The lodge can be used for 12 months as a residential main home.
Services – We understand that calor gas, electricity, water and drainage are connected to the property.
Yearly costs - £5,000 2025
Council Tax - Band A - TBC

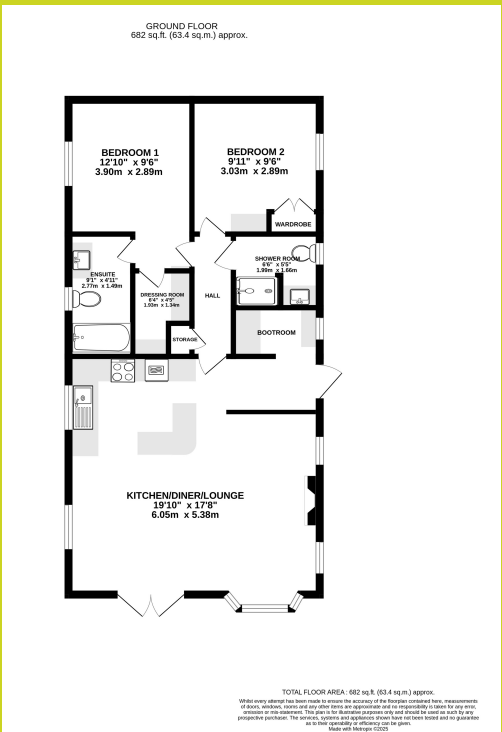
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any

intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.