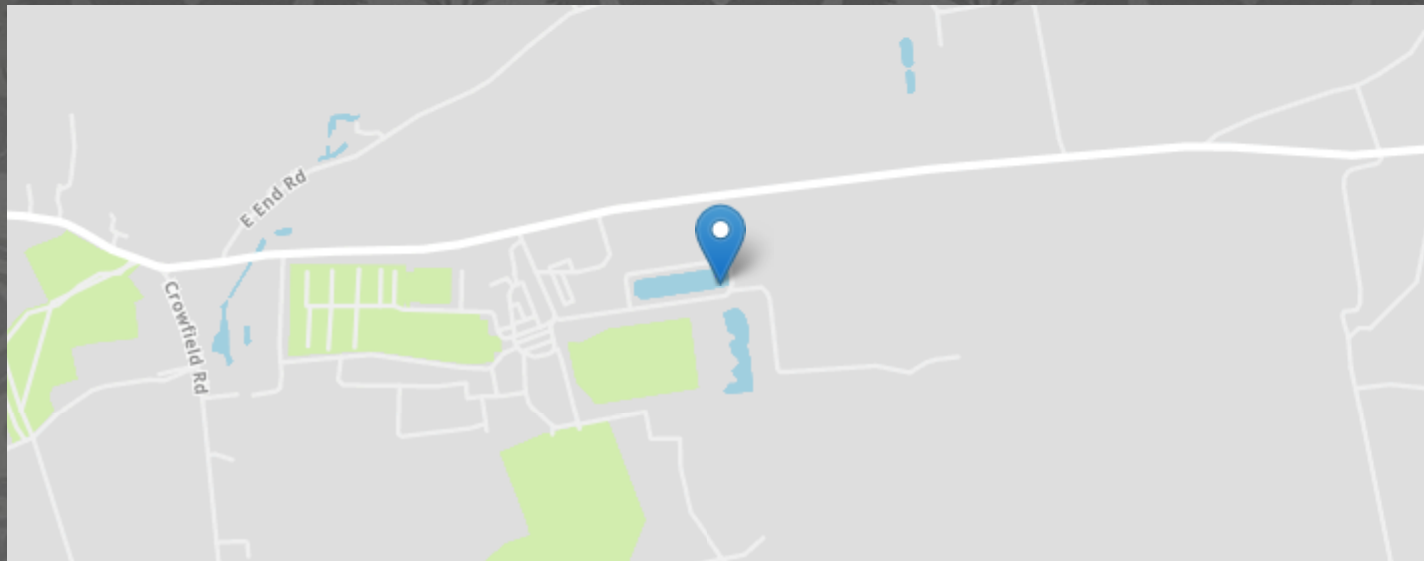


Pettaugh Road, Stonham Aspal, Stowmarket



- CONTEMPORARY DÉCOR
- BRIGHT, AIRY LIVING SPACE
- MODERN FAMILY BATHROOM
- SET WITHIN STONHAM BARNS PARK
- LUXURY KITCHEN WITH ISLAND
- TWO STYLISH BEDROOMS
- HIGH-QUALITY EXTERIOR
- SPACIOUS 40FT X 20FT LAYOUT

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MARKS & MANN



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Experience modern lodge living at its finest with the brand-new Willerby Hayward Lodge — a spacious and contemporary 40ft x 20ft retreat designed for comfort, style, and effortless entertaining. With its calming grey tones complemented by rich navy and mustard accents, the Hayward creates an inviting and refined atmosphere. The open-plan living space blends relaxation with practicality, featuring plush seating, statement lighting, and sliding patio doors that flood the room with natural light — the perfect spot to unwind or host friends. Located within the sought-after Stonham Barns Park, this lodge offers a lifestyle that blends peace, community, and recreation. Residents and owners enjoy 11-month park access with an exceptional range of on-site amenities, including restaurants, shops, fishing lakes, golf, a theatre, and regular family events. Situated in the heart of Suffolk, you'll also be just a short drive from Framlingham, Stowmarket, and the Suffolk Heritage Coast, offering everything from countryside walks to seaside escapes. The Hayward is more than a holiday home — it's a modern sanctuary designed for relaxed, year-round living.

£139,995 Guide Price

Pettaugh Road, Stonham Aspal, Stowmarket

Lounge / Living Area

A bright and spacious living area with vaulted ceilings, soft grey furnishings, and feature shelving for a modern yet homely feel. The deep, freestanding sofas provide ample seating for family and guests, while the contemporary electric fire adds warmth and ambience. Large windows and patio doors create a seamless connection to the outdoors — ideal for relaxing evenings or entertaining.

Kitchen and Dining

The stylish kitchen is both practical and elegant, complete with integrated appliances including an oven and microwave, freestanding fridge/freezer. A central island with breakfast stools provides extra workspace and a sociable hub for morning coffee or casual dining. The freestanding dining area features a built-in banquette and additional seating — perfect for sharing meals or entertaining guests.

Primary Bedroom

The primary bedroom is a serene retreat featuring a king-size bed, plush headboard, and coordinating soft furnishings. Full-length windows fill the space with natural light, while fitted wardrobes and dressing table offer generous storage. A private en-suite shower room provides convenience and comfort.

En-Suite Shower Room

Modern and stylish, the en-suite includes a sleek shower enclosure, contemporary basin with storage, and chrome fittings — all finished in a neutral palette for a spa-like feel.

Bedroom Two

A versatile twin room offering two single beds, built-in storage, and soft, calming décor — ideal for guests or family stays.

Main Bathroom

A contemporary family bathroom featuring a full-sized bath with overhead shower, glass screen, pedestal basin, and WC. Finished with natural tones and wood-effect details, it's both functional and inviting.

Outside

Presented in stunning Grey Timberwolf Canexel cladding, the Hayward boasts striking kerb appeal with sliding patio doors and the option to add decking for outdoor relaxation. The lodge provides two off road parking spaces.

Important Information

Tenure – Commonhold
The lodge can be used for 11 months per year.
Services – We understand that calor gas, electricity, water and drainage are connected to the property.
Yearly costs - £5,000 2025

Location

Owning a lodge at Stonham Barns Park is more than just owning a holiday home — it's investing in a lifestyle of relaxation, community, and endless possibilities. Imagine escaping to your own private retreat surrounded by rolling Suffolk countryside, where mornings begin with coffee on the decking and days are filled with leisure, laughter, and fresh air.

The park itself offers something for everyone — a golf course, fishing lakes, shopping village, theatre, cafés, and year-round events — all on your doorstep. You can unwind in peace or join a welcoming community of like-minded owners who share a passion for quality downtime and outdoor living.

For investors, Stonham Barns Park presents a fantastic opportunity to generate consistent holiday rental income in a highly desirable destination. With its 11-month season, strong visitor footfall, and extensive on-site amenities, it's the perfect blend of lifestyle and return on investment.

Whether you're seeking a personal countryside escape or a smart holiday-let investment, life at Stonham Barns Park offers all the comfort, connection, and freedom you've been searching for.

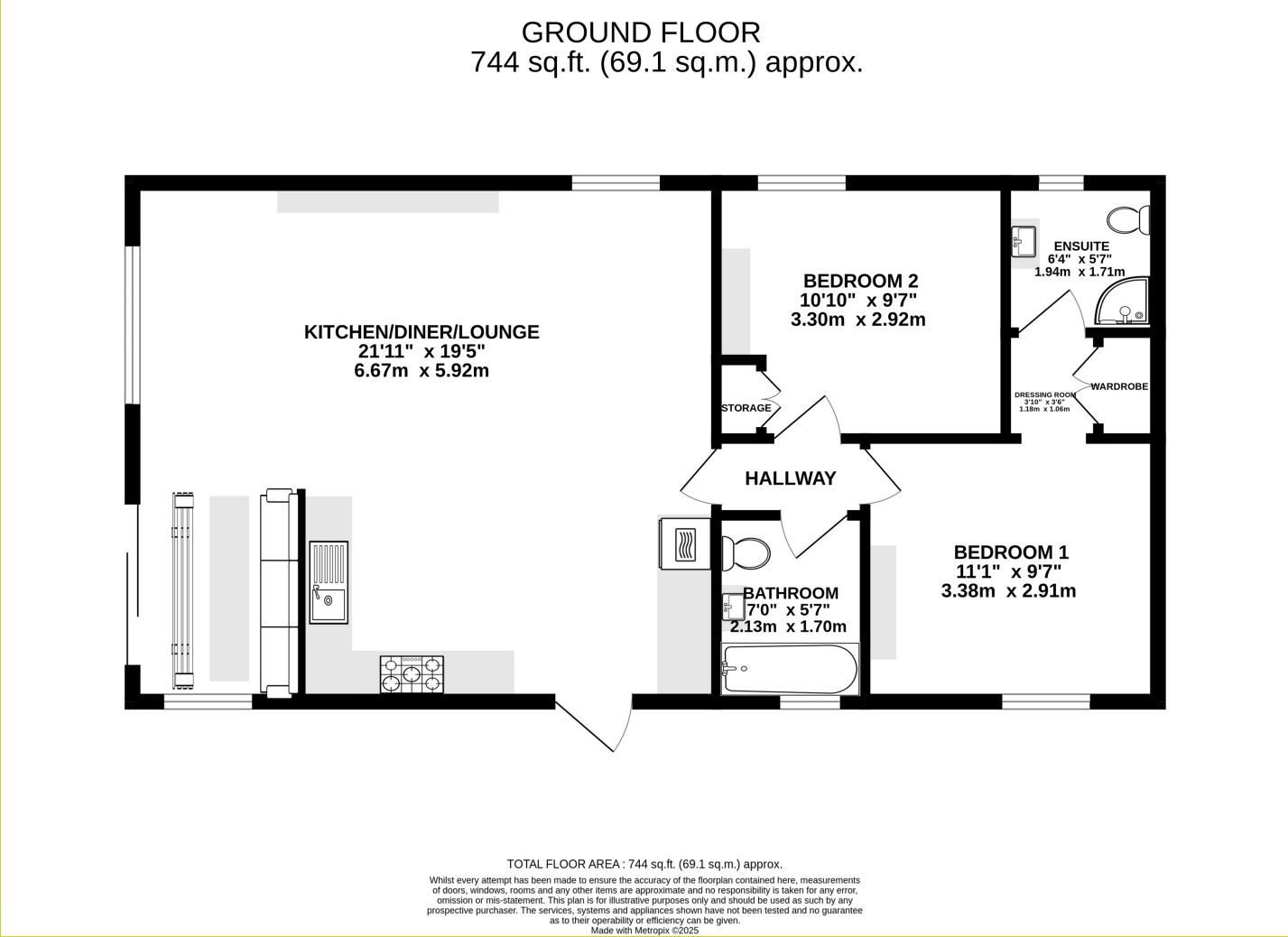
Disclaimer

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.

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

