



**FIELD HOUSE, ASH DRIVE, ASHLEY, NEWMARKET CB8 9FU**  
£699,500

**Carter Jonas**



## ASH DRIVE, ASHLEY, CB8

Field House is an impressive four-bedroom home which has been thoughtfully designed using modern methods of construction. This family home uses air source heat pump and solar panels achieving an outstanding A Rated EPC. The open-plan layout within this home is perfect for both family living and entertaining, and it includes a dedicated study, perfect for those who work from home.

On the ground floor, you'll discover a welcoming entrance hall that opens into a high-specification kitchen/dining/living room, featuring doors that lead to the private rear garden. The kitchen boasts integrated appliances, stone worktops, and shaker-style cupboards, adding a touch of luxury. Just off the kitchen, the utility room offers additional storage and space for a washer and dryer. This floor is completed by a dedicated study and a cloakroom.

To the first floor, there are four generously sized bedrooms, including the principal bedroom with its own en-suite bathroom, along with a stylish family bathroom which benefits from a bath and separate shower.

Outside, you'll find a south facing private garden with a side gate leading to the driveway, along with a garage that has a side door for easy access to the garden.

This home highlights its modern technology with features such as superfast fibre optic broadband, underfloor heating, smart thermostats, solar panels, an air source heat pump, and pre-wiring for EV charging. It perfectly combines contemporary design with future-proof living.

### AMENITIES

- Air Source Heat Pump
- Underfloor Heating to Ground Floor
- Fitted Intruder Alarm & Video Entry System
- 10 Year Structural Warranty
- High Specification Throughout
- Peaceful Village Setting
- Garage
- Dedicated Utility Room
- PV Panels
- Private Rear Garden


**FIELD HOUSE IS AN A RATED EPC 4-BED DETACHED HOME WITH STUNNING OPEN-PLAN KITCHEN/FAMILY ROOM AND GARAGE, ALL LOCATED ON A QUIET DEVELOPMENT IN THE HEART OF THIS PICTURESQUE VILLAGE.**

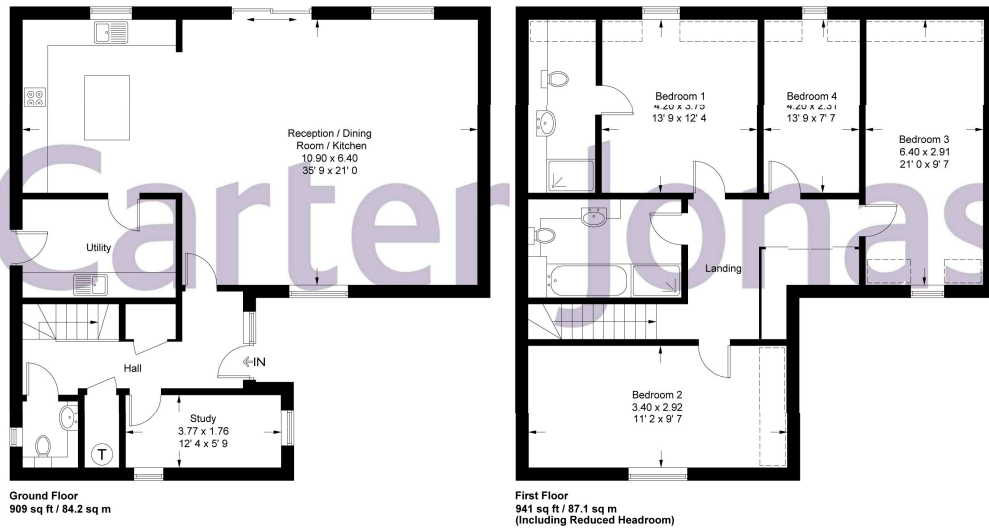




## Icknield Green

Approximate Gross Internal Area = 1774 sq ft / 164.2 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 76 sq ft / 7.1 sq m  
Total = 1850 sq ft / 171.3 sq m

 = Reduced headroom below 1.5m / 5'0"



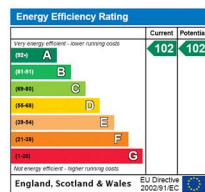
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