**Deanery Lodge**
Church Walk, Hadleigh, Ipswich

**Superbly Positioned Town House & Detached Cottage Set in Exquisite Gardens Leading Down on to the River Brett**

**Accommodation**
- 4 Bedrooms, Dressing Room, 2 bathrooms, Entrance Hall, Drawing Room, Sitting Room, Conservatory/Dining Room, Study, Orangery, Office, Kitchen/Breakfast Room, Utility Room, Boot Room
- **Deanery Cottage**: 2 Bedrooms, En Suite Shower Room, Bathroom, Sitting Room, Kitchen/Dining Room
- Triple Garage with Extensive Studio Room above, Garden Store/Garage 4
- Mature Gardens
- About 1.3 acres

**Distances**
- Manningtree 10 miles (Liverpool Street Station from 55 minutes), Ipswich 9.6 miles (Liverpool Street Station from 65 minutes), Colchester 15 miles (Liverpool Street Station from 50 minutes)

(All mileages and times are approximate)
Situation

Deanery Lodge is set in a rare and enviable position in the heart of the attractive Suffolk market town of Hadleigh with extensive mature gardens leading down to the banks of the River Brett. Hadleigh has a comprehensive selection of shops for every day needs. There are a range of excellent schools in the area in both the state and private sectors with Orwell Park School at Ipswich, Holmwood House at Colchester, Old Buckenham Hall at Bretenham and The Ipswich High School For Girls at Woolverstone. Manningtree, Colchester and Ipswich have a much wider range of educational and recreational amenities and the commuter can take advantage of the main line train services running to London’s Liverpool Street station.

Description

Deanery Lodge is set behind high mellow brick walls and accessed over a gravelled drive that culminates in front of the house and also accesses the garages to one side providing ample parking. The house is constructed from red brick adorned with a mature Wisteria with sash windows under a pitched tiled roof. Internally the house has great character with many features that include open fireplaces, well-proportioned rooms and French windows. To the rear of the house is a large conservatory on one side and a spacious orangery to the other that both open out to the terrace that overlooks the mature gardens. At the first floor, accessed from both principal bedrooms is a balcony with fine views over the garden.

The gardens are a particular feature of the house with many fine mature trees including an exceptional Plane tree among many other unusual specimen trees that are set within shaped and well stocked herbaceous borders. The borders, flanked by low box hedging have meandering lawned paths that lead through the garden providing privacy and seclusion that is rarely found in a town house.
The paths lead down to the river Brett which is bordered on the far bank by a swathe of mature trees, adding to the country feel of the property as a whole.

To one side of the house lies a 3/4 bay garage with a large studio room above. This room has great potential for a variety of uses such as a home office, games room, gym or additional guest accommodation subject to the necessary consents.

Deanery Cottage
Deanery Cottage is set behind mature brick walls to the left of the driveway and to one side of Church Walk. The single storey cottage, which is of similar construction to the main house provides two bedrooms, two bath/shower rooms and a kitchen/dining room with a sitting room to one side. The cottage is remarkably flexible and may be ideal for additional guest accommodation or can be let separately if required.
Services
Mains electricity, water, drainage and gas.

Postcode
IP7 5ED

Directions
From London proceed north along the A12 bypassing Colchester and taking a left hand turn on the B1070 towards Hadleigh, continue along this road passing through the villages of Holton St Mary and Raydon. In the centre of the town, turn left on to Church Walk and proceed round the church green with the church on your left. The entrance to Deanery Lodge will be found at the far side of the green.

Tenure
Freehold with vacant possession.

Viewing
Strictly by appointment with Savills.
Approximate gross internal floor area
615.1 sq m / 6621 sq ft (Excludes Restricted Head Height, Void &
Garden/Wine Stores / Includes Garage & Cottage)

For identification purposes only. Not to scale.

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