



A BEAUTIFUL GEORGIAN TOWN HOUSE OVERLOOKING THE DEANERY & CHURCH

CHURCH HOUSE, 11 CHURCH STREET,
HADLEIGH, IPSWICH, IP7 5DT

Freehold

savills



OCCUPIES A SUPERB POSITION JUST OFF THE HIGH STREET WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE

CHURCH HOUSE, 11 CHURCH STREET, HADLEIGH, IPSWICH, IP7 5DT

Freehold

4 bedrooms ♦ 2 bath/shower rooms ♦ 4 reception rooms ♦
kitchen/breakfast room ♦ utility & laundry ♦ cloakroom ♦
walled gardens ♦ stores ♦ parking ♦ EPC rating = E

Situation

Manningtree 9 miles

Ipswich 10 miles

Colchester 13 miles

(Liverpool Street Station from 50 minutes)

(All mileages and times are approximate)

Church House is just short walk from the heart of the historic market town of Hadleigh, which offers a wide variety of local shops and amenities.

The town retains its country town facilities and includes full community services, schools and a wide variety of independent shops line the main High Street, complemented by two supermarkets. Hadleigh can be found on the Essex/Suffolk border close to the rural villages and historic market towns, such as Lavenham, Stoke By Nayland and Kersey.

Ipswich is just 10 miles away and Colchester is 15 miles away. Hadleigh also has excellent transport links to the A12 and A14, together with access to main line rail stations in Ipswich, Manningtree and Colchester.

Church House is also only a few minutes walk from the wonderful Suffolk countryside. The tree lined banks of the River Brett and the green meadows and gentle hills are a short walk from the house.

Description

Church House is one of only a few true Georgian properties in the town presenting brick elevations under a pitched slate roof. The property is wonderfully presented with well proportioned and light filled rooms.

The house is located in a stunning part of Hadleigh designated as a conservation area due partly to the historic building connections that surround the house. A gateway at the front of the house leads through a pretty front gravel garden with box hedging and steps up to the front covered entrance.

The front door has a decorative window light above and opens into the tiled entrance hall. The hall runs along the side of the house with high ceilings, a panelled feature archway and a side door to the outside courtyard.



The elegant staircase has a mezzanine cloakroom with cupboards. The dining room has exposed floorboards, a large sash window with working shutters and an open fireplace. The drawing room is a wonderful light-filled room with a central full height sash window which opens out to garden steps. There are working shutters, an open fireplace flanked on either side by recessed alcoves and intricate cornice work to the high ceilings.

The basement floor has a laundry room on a lower mezzanine landing and the stair continues to the lower hallway which gives access to a further cloakroom, sitting room and a playroom (formally a cellar). The kitchen is well fitted with a comprehensive range of Shaker style units. There is a two oven Aga, recess for fridge freezer, granite worktops and modern kitchen appliances. A half glazed stable door gives access up to the garden. Off the kitchen is an arched former wine cellar which is now fully tanked and used as a side kitchen prep area/utility/storage.

The first floor offers two double bedrooms and a family bathroom. From the master bedroom are stunning views across the churchyard and Deanery Tower. There are built-in wardrobes and a walk-in dressing room. The second floor has two further double bedrooms and a second bathroom.

Outside

The south facing walled garden is a particular feature of the house. There are established flowering plants around the walls of the garden, a seating area with pergola and a stunning back drop of the church. To the far boundary is a parking area with double vehicular gates. The gardens benefit from established planting which offers a high degree of privacy and seclusion. To the side of the house is a courtyard with an outbuilding which is divided into two areas used for machinery and general storage purposes and there is a gateway leading to Church Walk.

Services:

Mains water, drainage, electricity & gas central heating.

Directions

From Ipswich take the A1071 to Hadleigh and at the roundabout take the 2nd exit on to Lady Lane - B1070. At the mini-roundabout continue forward on to Angel Street - B1070. Turn right on to Church Street and Church House will be found at the end of the street on the left hand side.

Tenure:

Freehold

Local Authority:

Babergh & Mid Suffolk District Council

Outgoings:

Council Tax Band F

Viewing:

Strictly by appointment with Savills





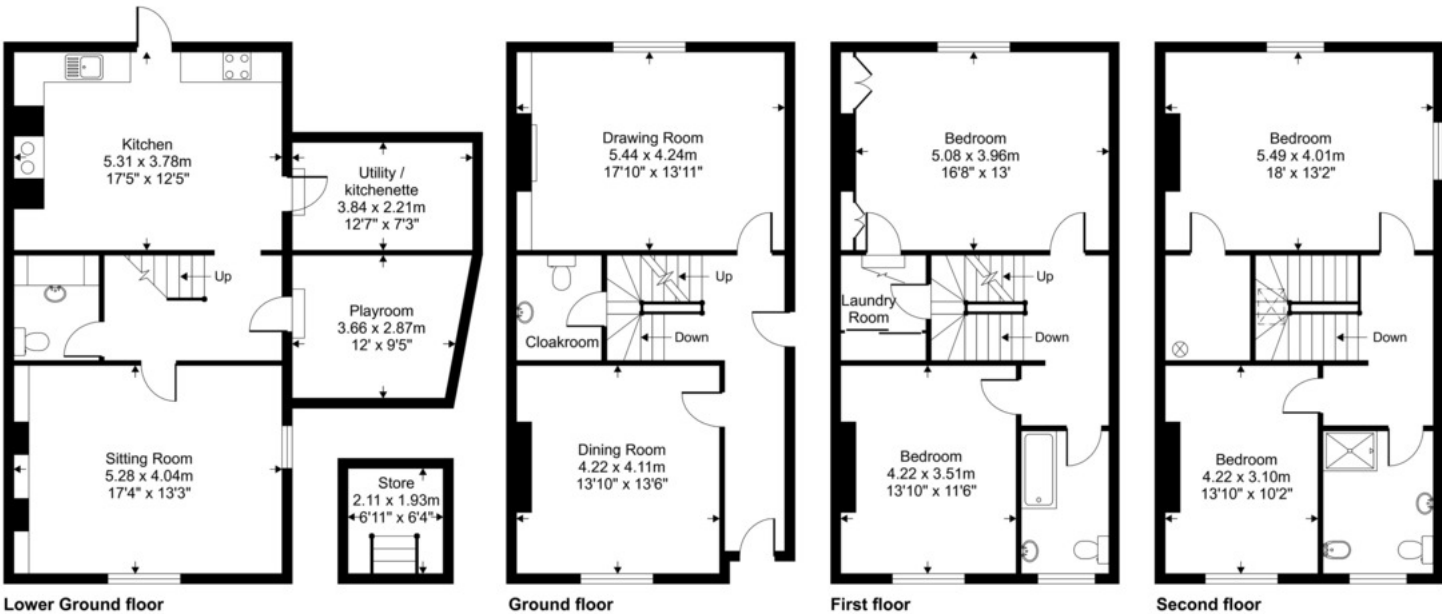
Church Street, Hadleigh, Suffolk, IP7

Gross internal floor area (approx):

252.1 sq m / 2714 sq ft

For Identification only - Not to scale

Niche Communications



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC