



Exceptional period town house & spacious gardens

West Lodge George Street, Hadleigh, Suffolk IP7 5BE

Freehold





3/4 bedrooms • 4 en-suite bath/shower rooms • large open plan kitchen/dining/sitting room • drawing room • entrance hall • cloakroom & utility • mature garden • extensive private off road parking

Local information

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

West Lodge is situated in the heart of the attractive Suffolk market town of Hadleigh with spacious mature gardens, extensive private off road parking and outbuildings.

Hadleigh has a comprehensive selection of shops for every day needs along with a school and leisure centre.

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 Brettenham and The Ipswich High School at Woolversone.

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.

About this property

West Lodge is a particularly impressive Grade II* listed period townhouse which has undergone a thorough and detailed renovation

and is now presented immaculately throughout.

The renovation works have been carried out with great attention to detail retaining and enhancing the period character of the house with features such as well-proportioned rooms with high ceilings, large bespoke timber windows, cast iron radiators and a roll top bath, cornice work and fireplaces.

The ground floor provides a spacious light and bright open plan kitchen/dining /sitting room with bespoke French windows opening out onto a terrace overlooking the gardens. The kitchen has Neff appliances and Quartz worksurfaces.

On the first floor is a very impressive spacious reception room that could be used as a drawing room or alternatively a master bedroom with en-suite shower room.

All bedrooms have brand new en-suite bath/shower rooms and the plumbing system has been entirely replaced with a new pressurised system using traditional copper pipework and a new Intergas boiler with 7 year warranty. The works have been carried out to a very high standard throughout with features including Hans Grohe taps, Aqualisa showers, wooden sash windows, solid oak bathroom floors and natural slate flooring in the kitchen. The house is fully alarmed and can be



controlled via mobile phone.

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Outside, the house is approached up a new gravelled drive through bespoke wooden electronically operated gates that culminate in a very spacious gravelled parking sweep with plenty of space of an open fronted double cart lodge garage for which planning permission has already been granted. (Plans can be obtained from the selling agents). To one side lie two period outbuildings that have great potential for conversion into home office/studio/annexe accommodation if needed (and subject to the necessary consents.)

Beyond the gardens are lawned with a fine mature Sequoia tree to one side and a corner bed/border well stocked with mature shrubs.

Services

Mains water, gas, electricity and drainage.

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.

Upon entering Hadeligh turn right onto Station Road and take the next left on to Magdalen Road. Continue and turn right onto George Street. West Lodge will be found shortly on the right hand side.

Tenure

Freehold

Local Authority

Viewing

Strictly by appointment with Savills





West Lodge George Street, Hadleigh, Suffolk IP7 5BE Total 219.2 sq m / 2360 sq ft (Excludes Outbuildings)



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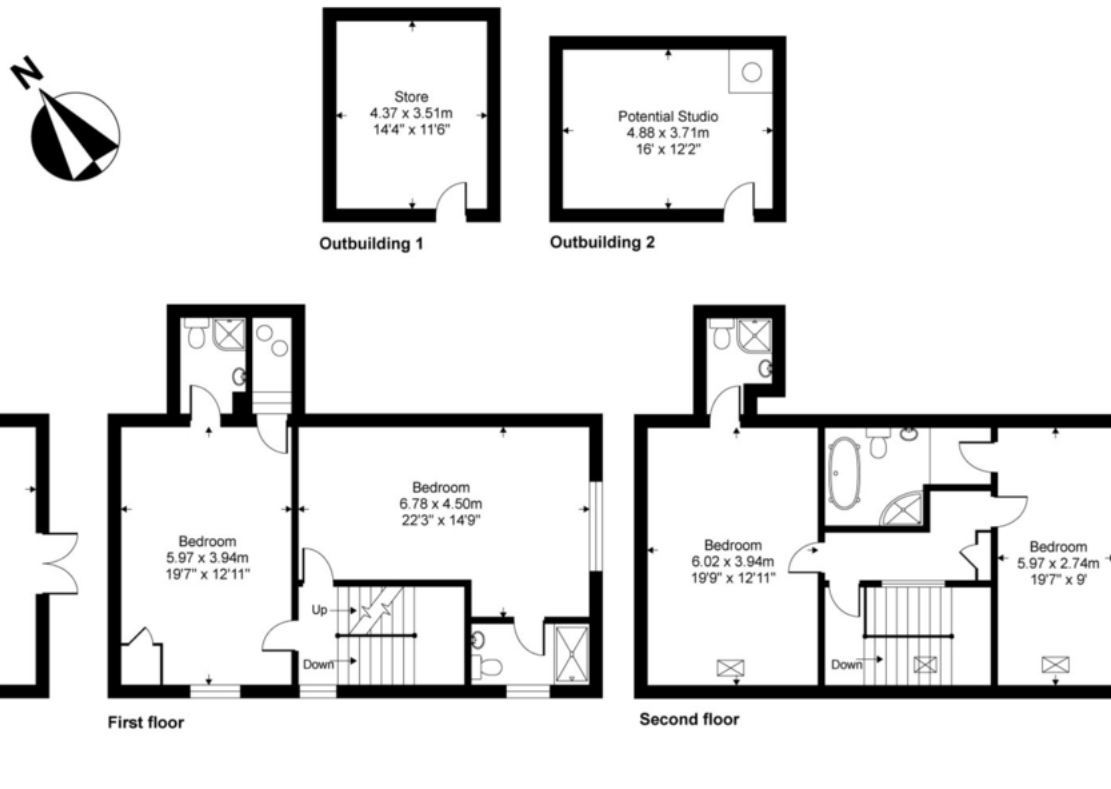
George Street, Hadleigh, Ipswich, IP7 5BE

Gross internal floor area (approx):

219.2 sq m / 2360 sq ft (Excludes Outbuildings)

For Identification only - Not to scale

Niche Communications



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