



Victorian property with views over the Brett valley

Gig House, Coram Street, Hadleigh, Suffolk IP7 5NP

Freehold - No chain





4 bedrooms • 3 bath/shower rooms • 3 reception rooms
• kitchen/breakfast room • garden room • garage &
parking • delightful garden • About 0.3 acre

Local information

Gig House is situated back from the road in easy reach of the attractive and thriving market town of Hadleigh. 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 2 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.

About this property

The house is constructed of red brick under a pitched slate roof. The property was originally the gig house for Friars Hall and enjoys unlisted status. The attractive living accommodation is arranged over two floors with 3 main reception rooms and a delightful garden room opening out onto the terrace and garden beyond. The kitchen is well fitted with modern shaker style units with integral modern appliances. There is a 4 door Alpha oven with worktops to the side. The house is well presented with oak floors, some exposed timbers and doors opening out to the gardens. The first floor has 4 bedrooms with 2 well fitted en suite shower rooms

and a family bathroom. The property benefits from far reaching views to the front and rear over the Brett Valley.

OUTSIDE

Gig House is approached at the very end of a graveled drive off Coram Street and continues past 3 other period properties. The house is then accessed through a gateway and onto the private parking sweep to the front of the house with a single garage/workshop to one side. A path leads around the house to a terrace area and steps lead up through the delightful south facing gardens with several established trees.

SERVICES; Mains electricity and water. Private drainage. Oil fired central heating.

DIRECTIONS From Ipswich take the B1071 towards Hadleigh. Continue on this road and after passing the main turn to Hadleigh and Lavenham (to the left) continue up the hill and take the left turn onto Coram Street and proceed towards Hadleigh. Take a right turn and Gig House is the very last house at the end of the graveled lane.

Tenure

Freehold - No chain

Viewing

Strictly by appointment with Savills







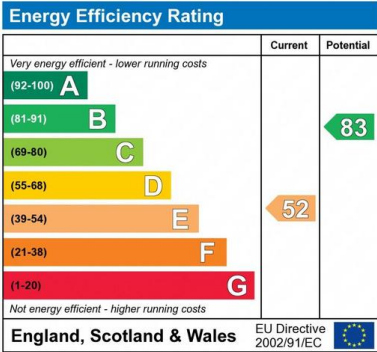
Gig House, Coram Street, Hadleigh, Ipswich, IP7 5NP

Gross internal floor area (approx):

208.8 sq m / 2248 sq ft

For Identification only - Not to scale

Niche Communications



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