



# Country house set on the banks of the River Brett

**Waters Edge, Church Lane, Layham, Ipswich, IP7 5LY**

Freehold







4 bedrooms & dressing room • 3 bath/shower rooms • 3 reception rooms • office • open plan kitchen/garden room • boot room & utility • stables, double garage • mature gardens of about 1 acre

#### Local information

Waters Edge is situated off a dead end lane up a private drive surrounded on one side by the mill pond and river and on the other by open countryside over which there are far reaching views. It is in the small village of Layham which has a village pub.

It is just over one mile from the attractive market town of Hadleigh which has a comprehensive selection of shops for every day needs and three schools.

Colchester and Ipswich have a much wider range of educational and recreational amenities.

Commuters have the advantage of main line train services running from Colchester or Manningtree to London's Liverpool Street Station the journey taking 50 and 55 minutes respectively.

#### About this property

Waters Edge is constructed from brick under pitched peg tiled roofs and has in recent years been sympathetically renovated and extended.

The property now provides spacious, well proportioned accommodation over two floors presented to a high standard throughout.

The ground floor accommodation leads off the main entrance giving access to all three reception rooms and the cloakroom.

The formal drawing room benefits from a wood burning stove, triple aspect and bay window.

A real feature of the property is the addition of the kitchen/garden room which is situated along the rear of the property facing south.

The bespoke Aga kitchen is beautifully fitted with base and wall mounted wooden units, composite worktops and a large island.

The vaulted garden room which has full height glass windows at the far end and French doors open along the side, making this room very much the centre of the family home.

Off the kitchen lie the boot room and utility as well as a down stairs bedroom shower room and office.

The principal bedroom suite with dressing room and en suite shower room is off the right of the staircase with the additional two bedrooms and family bathroom off to left of the staircase.

Outside Waters Edge is approached off a dead end lane on to a private curving driveway flanked on one side by high beech hedging and on the other by lawns with numerous mature trees.



The drive continues around the house culminating in a parking sweep to one side of which lies a double garage

The formal gardens of Waters Edge which are predominately laid to lawn enclosed on one side by a paved terrace beyond which lies the mill pond.

Beyond lies a stable block with a concrete hard standing in front that comprises two large loose boxes and a kitchenette. Also the outdoor kitchen is situated near a terrace overlooking the mill pond and therefore perfect for al fresco dining.

To the south there are far reaching views over the surrounding countryside.

#### Services

Oil fired central heating, mains water, electricity and drainage.

#### Directions

From Ipswich proceed on to the A1071 towards Hadleigh. Take the first turning into Hadleigh and turn left at the end of the road at the second mini roundabout.

Proceed through the high street and take a right turn by the Library along Duke Street signposted Lower Layham.

Follow the road over the bridge and around the playing field into the village of Lower Layham.

Turn left just after the Church on to Church Lane and Waters Edge is the last property on the right hand side.

#### Tenure

Freehold

#### Local Authority

Babergh District Council

#### Viewing

Strictly by appointment with Savills







## Waters Edge, Church Lane, Layham, Ipswich, IP7 5LY

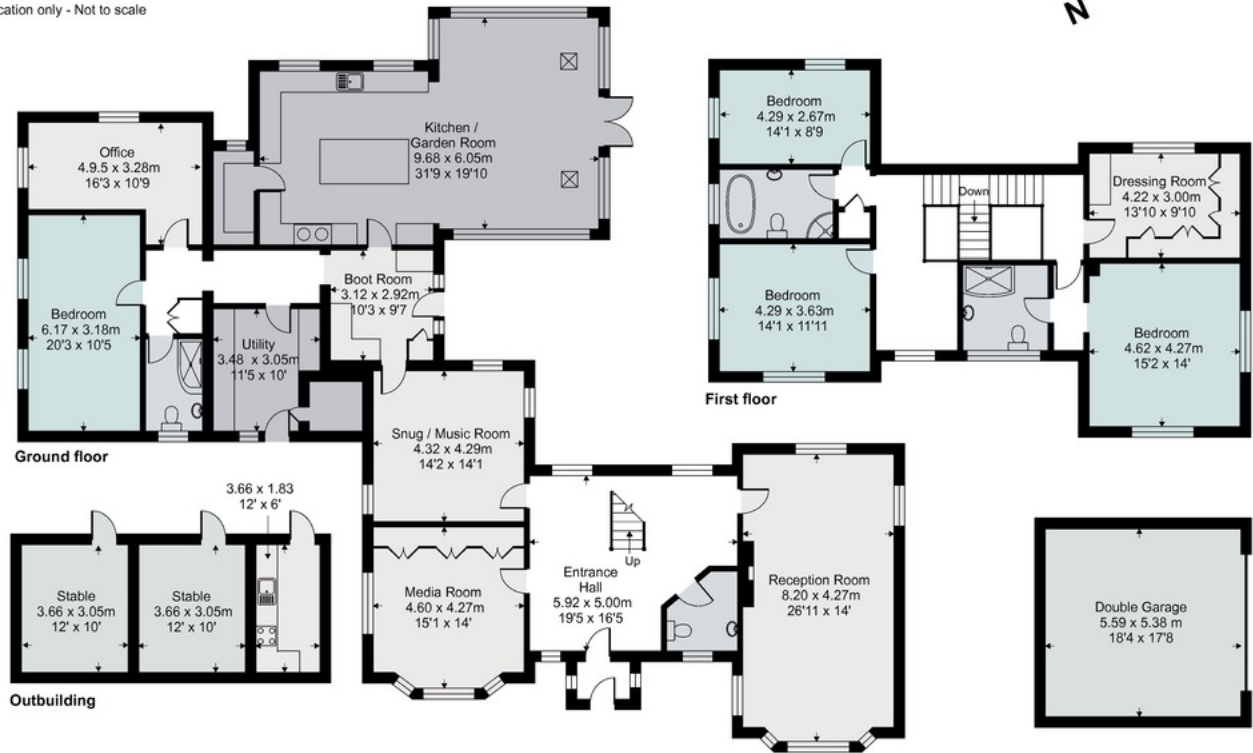
Approximate Area = 3692 sq ft / 343 sq m

Garage = 323 sq ft / 30 sq m

Outbuilding = 336 sq ft / 31.2 sq m

Total = 4351 sq ft / 404.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020. Produced for Savills (UK) Limited. REF: 629976

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	70
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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