



Period house of great character with annexe

Paddock Hall, The Street, Monks Eleigh, Suffolk, IP7 7AU

. Freehold





5 bedrooms & dressing room • 2 bath/shower rooms • 3 reception rooms • orangery • kitchen/breakfast room & utility • separate annexe with studio above • triple garage • delightful garden & off street parking

Local information

Distances

Lavenham 4 miles, Hadleigh 6 miles, Sudbury 8 miles, Colchester 18 miles

Monks Eleigh is a popular and picturesque village surrounded by undulating countryside and situated about four miles to the east of Lavenham.

Village amenities include a village shop, church and a highly regarded pub/restaurant The Swan Inn. Neighbouring Chelsworth is particularly pretty and also has a good pub The Peacock Inn.

Nearby Hadleigh, Long Melford, Lavenham and Sudbury all provide for more extensive needs including a branch line station from the latter.

Colchester is about 18 miles to the south with an excellent range of shopping, schooling and commercial facilities as well as a mainline station to London's Liverpool Street with fast trains to the city taking from 48 minutes.

About this property

Paddock Hall is a handsome Grade II listed house situated in between the picturesque villages of Monks Eleigh and Chelsworth.

The medieval hall provides a stunning family home with views over the River Brett.

The house, which is believed to date back to the 1500's, has well proportioned rooms throughout and a wealth of original features including exposed beams, mullion windows and inglenook fireplaces.

The property is constructed of a timber frame and colour washed externally including a jettied first floor with later brick and rendered additions to the rear under a pitched roof with peg tiles.

The reception rooms and kitchen are all accessed from the reception hall which has a solid herringbone wood floor, double height ceiling, stairs to the first floor and a cloakroom.

The bespoke kitchen/breakfast room is spacious and affords an oil fired & electric AGA, double aspect views and a stable door giving access to the garden. Adjacent to the kitchen is the utility room.

The dining room, with high ceilings, has an impressive inglenook fireplace with a large wood burning stove and an oak floor.

Next to the dining room is a delightful sitting room with a wood burning stove.

The drawing room is a stunning room with high ceilings, oak floors, and a feature fireplace complete with a wood burning stove.



The glass orangery, off the drawing room, has an oak floor another wood burner and French doors out on to the terrace and garden.

The first floor comprises of five double bedrooms plus a large dressing room and two bathrooms, one of which is the en suite to the principal bedroom.

The large loft is accessed via bedroom one and has plenty of headroom and is fully boarded.

Annexe

The ground floor currently has walled storage space and French doors out onto the garden and is used as a wine store/boot room and the first floor as a studio/storage space.

The triple garage can be accessed from the annexe or from an external door if entering from the garden.

Outside

The landscaped private garden is partly terraced and lawned with a shingle driveway leading up to the triple garage. There is a beautiful climbing wisteria covering the arbour which runs along the terrace.

There is off street parking for several vehicles and delightful views over the River Brett and surrounding Suffolk countryside.

Services

Oil fired central heating, mains water, electricity & drainage. Alarm system.

Tenure

Freehold

Local Authority

Babergh District Council

Council Tax

Band = Council Tax Band F

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills







Monks Eleigh, Ipswich, IP7 7AU

Approximate Area = 3517 sq ft / 326.7 sq m (Excludes Void)

Garage = 580 sq ft / 53.9 sq m

Annexe = 935 sq ft / 86.9 sq m

Total = 5032 sq ft / 467.5 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). © ncthecom 2022. Produced for Savills (UK) Limited. REF: 907414

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