



**127 High Street
Hadleigh, Suffolk**

**DAVID
Burr**



127 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EJ

Hadleigh is a thriving market town steeped in history with a main high street displaying evidence of architecture from many different periods. There is an extensive range of amenities/services including primary schools, a leisure centre, swimming pool and library. The major town of Ipswich is 9 miles distant and provides access to the A14 trunk road and A12 to London. There are excellent rail links to London's Liverpool Street at Manningtree (10 miles) and Colchester (15 miles).

A fine example of a Grade II listed property constructed in the early 17th Century with a classic Georgian façade, centrally located within the popular market town of Hadleigh. The property has a blend of character with a contemporary elegance and style with bespoke touches. The accommodation includes large reception hall, open plan to the sitting room, dining room, kitchen breakfast room, three double bedrooms with additional single bedroom/dressing room, utility room and a wonderful walled town garden with several outbuildings.

A beautiful Georgian fronted period house situated on the popular Hadleigh High Street with three reception rooms, four bedrooms, and established garden to the rear.

Solid panel door opening to:

ENTRANCE HALL: Doors opening to:

RECEPTION ROOM: 12' 2" x 10' 7" (3.70m x 3.20m) Sash window to front with secondary glazing, stripped pine flooring, alcove with fitted shelving, exposed ceiling timber and a magnificent arch with timbered inlay leading to:

SITTING ROOM: 21' 11" x 14' 1" (6.70m x 4.30m) An elegant room with dual aspects with two sash windows to the front with secondary glazing and picture window to rear, the centrepiece is the recessed inglenook fireplace with wood burning stove and oak bressummer and herringbone brick hearth, recess to side with lighting. The rear section features fitted wooden storage dresser, access to one of the cellars and exposed ceiling and wall timbers. Door leads to:

CELLAR 2: 11' 7" x 10' 7" (3.50m x 3.20m) Accessed from the rear of the sitting room with a wooden staircase. A dry space with concrete floor.

BOOT ROOM: 16' 0" x 4' 0" (4.80m x 1.20m) Door to front, window to side, period styled wood panelling and door to:

CLOAKROOM: Recently fitted with close coupled WC, pedestal wash basin, radiator, wood panelling and feature lighting. Window to rear.

DINING ROOM: 12' 2" x 10' 7" (3.70m x 3.20m) Sash window to front with secondary glazing, cast iron fireplace, built in cupboard in alcove, dado rail, door to:

KITCHEN/BREAKFAST ROOM: 20' 1" x 9' 5" (6.10m x 2.90m) A beautiful bespoke wooden kitchen carefully thought out with two sets of deep pan draws, fitted base units and wall mounted cupboards and display cabinets, twin butlers sinks with traditional style chrome tap, stainless steel splashbacks, integral wine rack, eye level Bosch double oven, five ring gas hob, slimline Bosch dishwasher, wooden work top and drainer, two casement windows to rear, understairs storage cupboard, brick flooring with hatch allowing access to one of the cellars. There is a breakfast area and a handmade wooden staircase leads to the first floor. Timber door leads to the garden.

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CELLAR 1: 8' 2" x 8' 1" (2.50m x 2.40m) Accessed from the kitchen via a brick staircase and running below the dining room.

UTILITY ROOM: 10' 1" x 9' 6" (3.0m x 2.90m) Accessed from the garden with space and plumbing for washing machine and tumble dryer, unit with stainless steel sink and drainer, Baxi wall mounted gas boiler and tiled floor. Window to front and radiator.

First floor

LANDING: Casement window to rear, built in airing cupboard with hot water cylinder, access to loft.

BEDROOM 1: 21' 11" x 14' 1" (6.70m x 4.30m) A beautiful room with dual aspect windows having a sash to the front and casement to the rear. Cast iron fireplace and decorative surround, exposed ceiling timbers, studwork and built in storage cupboards. A particular feature is the central timbered arch and view over the garden to the rear. Feature brick wall and freestanding bath with claw feet and chrome mixer tap above.

BEDROOM 2: 14' 6" x 12' 2" (4.40m x 3.70m) A generous double bedroom with sash window to the front, and built-in storage cupboard.

BEDROOM 3: 12' 2" x 11' 1" (3.70m x 3.30m) Sash window to front, built in storage cupboard and radiator.

BEDROOM 4/DRESSING ROOM: 9' 3" x 5' 8" (2.80m x 1.70m) Casement window to rear, purpose-built wardrobes with hanging rails and automatic lighting and exposed timbers.

SHOWER ROOM: 8' 2" x 5' 5" (2.50m x 1.60m) Double cubicle with thermos mixer shower, Bridet close coupled WC, vanity pedestal wash basin with chrome mixer tap, heated towel rail, tiled flooring and casement window to the rear.

Outside

A very pretty garden with a block paved patio leading from the rear of the house with steps up to a further block paved terrace. An established brick lined flower bed runs along side giving way to a lawn with a variety of tree specimens, raised planting and box hedge borders.

A rear brick patio sits in front of a former smoke house. A delightful brick and timber building (**11'4" x 6'3"** 3.49m x 1.92m) with chimney and slate roof. There is a further brick outbuilding with brick floor and slate roof.

Connected to the utility is a further useful garden store with window to side and measuring (3.34m x 1.35m).

A gate leads to the side with access to a bin storage area and passageway with gate to the street.

GREENHOUSE: Set on a brick base with fitted shelving, outside WC, wash hand basin and window to front.

AGENTS NOTES: On street parking is available to the front of the property but there is no off-street parking provided.

A right of way over the rear garden for bin access exists for the neighbouring property. It is to be noted that this is not generally used as access is given to the neighbour to side passageway from the street.

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating to radiators **NOTE:** None of these services have been tested by the agent.

BROADBAND SPEED: Up to 73Mbps (source Ofcom).

PHONE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

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EPC: N/A.

WHAT3WORDS: ///slowly.stall.corrects

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Approximate Gross Internal Area
2120 sq ft (197 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

DAVID
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Ground Floor

First Floor



