



**Willowbrook**  
**Benton End, Hadleigh**

**DAVID  
BURR**



# Willowbrook, Benton End, Hadleigh, Ipswich, Suffolk, IP7 5JR

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 secondary school, public houses, restaurants, 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 five-bedroom detached chalet style property enjoying an elevated position set on the periphery of the historic market town of Hadleigh, affording unspoilt views towards the River Brett and rolling farmland. Offering versatile accommodation arranged over two floors, the property is weighted in favour of ground floor accommodation with three ground floor bedrooms interchangeable for use as further reception/study spaces, as required. Set centrally positioned within its plot, the property is enveloped by gardens with a total plot size of approximately 0.625 acres. Further benefits to the property include an integral garage, driveway providing off-street parking for approximately five vehicles and established grounds with a range of mature trees, a partly walled border and strategically placed planting.

## **A five-bedroom detached chalet style property enjoying an elevated setting with unspoilt views towards the River Brett and rolling farmland, located on the periphery of the market town of Hadleigh. Further benefits to the property include an integral garage, private off-street parking, and a total plot size of approximately 0.625 acres.**

Half height panel glazed timber door with panel glazed surround opening to:

**ENTRANCE HALL: 12' 4" x 5' 8"** (3.76m x 1.73m) With stripped wood effect flooring, step up and panel glazed double doors opening to:

**INNER HALL: 17' 8" x 6' 3"** (5.41m x 1.92m) With staircase rising to first floor, full height store room with useful fitted shelving.

**SITTING ROOM: 18' 11" x 12' 5"** (5.77m x 3.79m) Affording a dual aspect with picture double glazed screen to front and sliding patio door to side opening to the side terrace. The focal point of the room is a central fireplace with inset feature fire.

**KITCHEN: 13' 1" x 10' 5"** (4.01m x 3.19m) Fitted with an extensive range of fitted base units with glass fronted wall units, preparation surfaces over and tiling above. Single sink unit with mixer tap above, casement window to side with secondary glazing and panel glazed picture screen to front affording unspoilt views across the gardens and towards the River Brett with rolling farmland beyond. Stripped wood effect flooring and door to pantry store with useful fitted shelving.

**BEDROOM 1: 13' 11" x 12' 0"** (4.25m x 3.67m) Affording a dual aspect with casement double glazed window to rear affording views across the rear gardens and further double glazed glass screen to side.

**BEDROOM 2/DINING ROOM: 11' 11" x 10' 6"** (3.65m x 3.22m) With casement window to side and full height fitted wardrobes.

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**BEDROOM 3: 11' 11" x 9' 0"** (3.65m x 2.75m) With casement window range to rear affording views across the gardens. Full height store room with useful fitted shelving.

**FAMILY BATHROOM: 8' 0" x 5' 6"** (2.45m x 1.68m) Fully tiled and fitted with ceramic WC, wash hand basin within a fitted base unit and bath with shower attachment over.

**CLOAKROOM: 5' 7" x 2' 5"** (1.71m x 0.75m) Fully tiled and fitted with ceramic WC.

**UTILITY ROOM (accessed via entrance hall): 14' 10" x 8' 10"** (4.53m x 2.71m) Fitted with a range of pine base units, further adjacent base units, preparation surface over and stainless steel single sink unit with hot and cold tap above. Full height cloaks storage, tiled effect flooring throughout and half height obscured glass panel glazed door to outside. Door to store room with useful fitted shelving and further door to:

**GARAGE: 20' 0" x 9' 11"** (6.10m x 3.03m) With twin hinge doors to front, light and power connected.

## First Floor

**LANDING:** With casement window range to side and door to useful eaves storage space.

**BEDROOM 4: 11' 8" x 11' 2"** (3.56m x 3.42m) With picture window to side affording views across the walled gardens and door to eaves storage space.

**BEDROOM 5: 12' 11" x 11' 8"** (3.95m x 3.56m) With casement window range to side, fitted wardrobes and door to:

**SHOWER ROOM: 9' 4" x 5' 6"** (2.86m x 1.69m) Fitted with ceramic WC, pedestal wash hand basin, bidet and fitted shower.

## Outside

The property is located on the periphery of the town enjoying a rural aspect whilst within convenient reach of the range of thriving independent shops, on the locally renowned Hadleigh High Street, in addition to popular schools, restaurants, pubs and leisure centre.

The property is approached via a driveway rising and widening to incorporate space for approximately three vehicles. The driveway continues to the side with space for an additional two-three vehicles, if so required.

Centrally positioned within its plot, the property is enveloped by gardens with range of silver birch trees defining the road side boundary with ample lawns, beds, a walled border to the side and both fledgling and mature trees beyond. Rising on a gentle gradient, the gardens continue beyond the property with shrubs and beds.

## AGENTS NOTES:

- The double garage set immediately beyond the driveway is excluded from use as part of any tenancy agreement.
- The gardener of the neighbouring Benton End house is to be allowed unrestricted access over a pre-agreed route through the garden to use the greenhouse set to the rear of the garden.
- The landlords may on occasion require access to the property to conduct maintenance to trees within the grounds.

**TENURE:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will

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go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

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

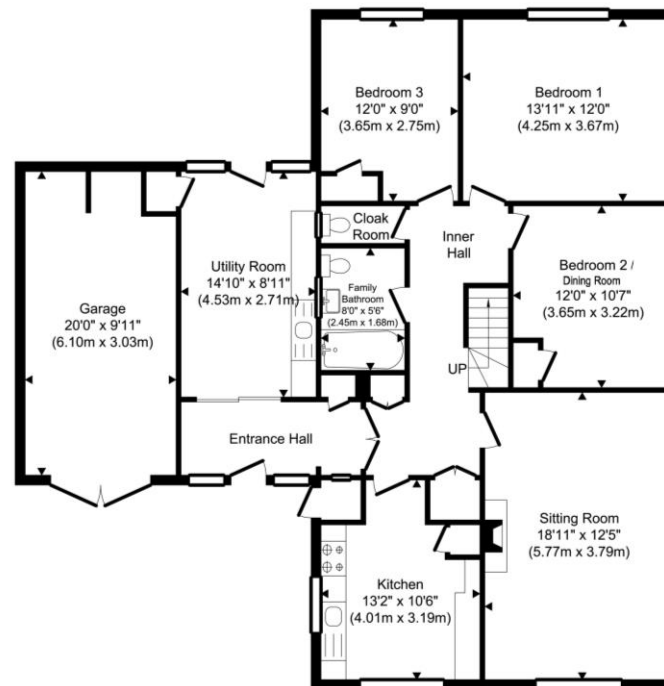
**EPC RATING:** E. A copy of the energy performance certificate its available on request.

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

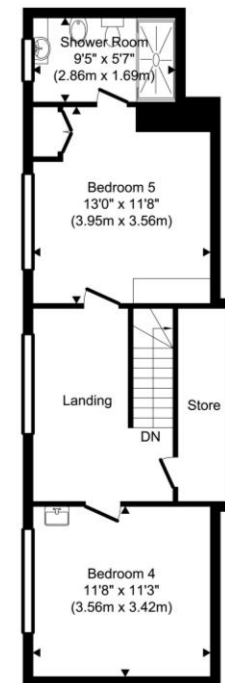
**WHAT3WORDS:** ///vote.waged.bakers

**VIEWING:** Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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Ground Floor  
Approximate Floor Area  
1401.24 sq. ft.  
(130.18 sq. m)



First Floor  
Approximate Floor Area  
510.53 sq. ft.  
(47.43 sq. m)

TOTAL APPROX. FLOOR AREA 1911.77 SQ.FT. (177.61 SQ.M.)  
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