



**The Coach House**  
**Benton End, Hadleigh**

**DAVID  
BURR**



# The Coach House, 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 two-bedroom detached Coach House, set adjacent to Benton End House and enjoying a semi-rural aspect on the periphery of the highly regarded market town of Hadleigh. Enjoying an elevated setting with views across the River Brett, the property offers characterful accommodation arranged over two floors via an entrance hall with a ground floor reception room, set beneath ten-foot ceiling heights with notable characteristics including timber framed casement windows and a wood burning stove. Benefitting from convenient access to the centre of the market town, the A12 trunk road and landscape within the Brett Vale. Further benefits to the property include parking and private, well-screened rear garden.

## **A detached Coach House situated on the periphery of the historic market town of Hadleigh, arranged via an entrance hall with a ground floor reception room and further benefitting from parking, gardens and views towards the River Brett across meadowland.**

Half height panel glazed timber door opening to:

**ENTRANCE HALL: 5' 2" x 4' 3"** (1.58m x 1.30m) With panel door to:

**SITTING ROOM: 15' 7" x 13' 11"** (4.75m x 4.25m) Set beneath ten-foot ceiling heights with casement window range to front, panel glazed door to side and brick fireplace with marble hearth, wooden surround and mantle over. Inset wood burning stove. Floor to ceiling wall panelling, picture rail and ceiling rose.

**KITCHEN: 10' 1" x 9' 8"** (3.07m x 2.95m) Fitted with a matching range of wooden base and part glass fronted wall units with preparation surfaces over and tiling above. Stainless steel single sink unit with mixer tap over and fitted with a range of appliances. Appliances include an oven with grill above, four ring gas hob with extraction above, dishwasher and washing machine. Stripped wood effect flooring, gas fired boiler and half height panel glazed door to outside.

**SHOWER ROOM: 5' 11" x 4' 11"** (1.80m x 1.50m) Fitted with ceramic WC, wash hand basin within a fitted base unit and fully tiled separately screened shower with shower attachment. Obscured glass casement window to front.

### **First Floor**

**LANDING:** With door to:

**BEDROOM 1: 15' 7" x 14' 1"** (4.75m x 4.30m) With velux style windows to side and rear, door to eaves storage with internal sensor lighting.

**BEDROOM 2: 15' 9" x 9' 8"** (4.79m x 2.95m) With velux window to rear affording views across open farmland, hatch to loft and door to loft storage space.

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## Outside

The property is approached via a shared driveway serving two other residential properties with a brick paved driveway providing space for parking.

The rear gardens of the property are arranged via a brick terrace with seating area, timber framed external store, fence line border and views across the landscape beyond.

### AGENTS NOTES:

- The double garage is excluded as part of any tenancy agreement with use required by the gardener of Benton End House as a potting shed.

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

**SERVICES:** Mains water, shared private 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.

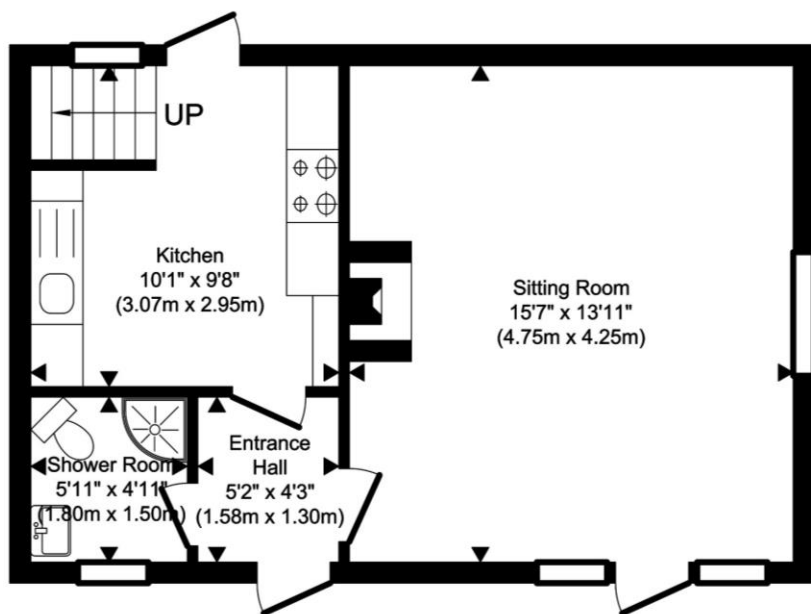
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** A.

**WHAT3WORDS:** ///hang.tripods.screening

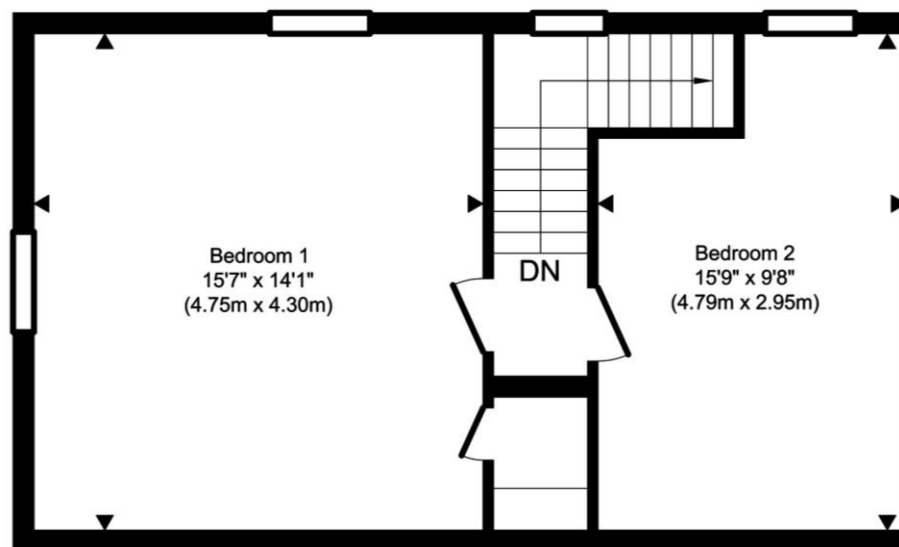
**VIEWING:** Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor  
Approximate Floor Area  
373.18 sq. ft.  
(34.67 sq. m)



First Floor  
Approximate Floor Area  
426.89 sq. ft.  
(39.66 sq. m)

**TOTAL APPROX. FLOOR AREA 800.08 SQ.FT. (74.33 SQ.M.)**

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