



DAVID  
BURR

**Foskers, The Street,  
Monks Eleigh, Suffolk**







# FOSKERS, THE STREET, MONKS ELEIGH, IPSWICH, SUFFOLK, IP7 7AU

Monks Eleigh is a pretty Suffolk village, bisected by the river Brett and surrounded by undulating countryside. There is a strong sense of community with well supported village owned shop, post office, pub, village hall and Parish Church. The market town of Sudbury, 8 miles, provides a comprehensive range of amenities with a commuter rail service to London Liverpool Street, whilst the smaller town of Hadleigh stands about 4 miles to the East. Ipswich is 16 miles and provides fast access to the A14 and A12 trunk roads.

A beautifully presented and instantly charming detached thatched cottage displaying an array of original period features including exposed timbers, inglenook fireplaces and gothic leaded arched windows. The property contains accommodation over three levels which includes three reception areas, a kitchen/breakfast room, utility and ground floor shower room. On the first and second floors are a total of three bedrooms plus a further loft room and an additional bathroom. There is the further benefit of plenty of off-road parking, a detached garage/workshop and pretty cottage gardens to both the front and rear. **NO ONWARD CHAIN.**

## A charming detached character cottage in a picturesque and well-served village with pretty gardens, garage and parking.

Front door leading to:-

**ENTRANCE PORCH:** With attractive leaded light windows with an outlook onto both the front and rear gardens, pamment tiled flooring and a door leading to:-

**ENTRANCE HALL:** A welcoming area with a continuation of pamment tiled flooring, staircase rising to first floor with oak banisters, exposed timbers, useful understairs storage area for coats and shoes and an opening leading to:-

**SITTING ROOM:** With stunning gothic arched leaded light windows, exposed timbers throughout and a large inglenook fireplace with oak bressumer beam with cleverly created storage with display shelving within. Further range of secondary glazed leaded light windows overlooking the property's front garden. An opening to the side of the chimney breast leads into:-

**DRAWING ROOM:** A well-proportioned and particularly characterful reception room with exposed timbers and studwork and an impressive inglenook fireplace with substantial oak bressumer and inset multifuel burning stove situated on a brick and tiled hearth and with a mellow red brick surround. Plenty of space for seating, secondary glazed leaded light windows with an attractive outlook over the front garden and open studwork leading to:-

**DINING ROOM:** With exposed red brick flooring and ample space for a large dining table and chairs and with a useful storage area with hatch to kitchen.

**KITCHEN/BREAKFAST ROOM:** With brick flooring and a range of shaker style base level units with worksurfaces incorporating a sink with mixer tap above and drainer to side. Rangemaster cooker with tiled splashback and Rangemaster extractor fan above, integrated Bosch dishwasher and ample storage including deep pan drawers and a useful **PANTRY CUPBOARD** with shelving off. Plenty of space for a breakfast table and chairs, further storage cupboard off and an opening leading to:-

**UTILITY:** With a continuation of brick flooring and a matching range of base and wall level units with worksurfaces incorporating a stainless-steel prep sink. Space for a free-standing refrigerator/freezer, space and plumbing for a washing machine and space for tumble dryer. Window with an outlook over the gardens.

**SHOWER ROOM:** With an attractive tiled shower with glass sliding door, WC, Heritage pedestal wash hand basin and a chrome heated towel rail.

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## First Floor

*Accessible via two separate staircases.*

**LANDING:** Leading to:-

**BEDROOM 1:** A comfortable double room with exposed woodwork and an outlook over the front garden and pretty street scene beyond. Range of sliding wardrobes with inset shelving and hanging rail.

**BATHROOM:** Containing a tongue-and-groove panelled bath with mixer tap and shower attachment over and also containing a Heritage WC, wash hand basin and a chrome heated towel rail.

**BEDROOM 2:** Accessible via a landing from the primary staircase which also serves the second floor. Comfortable dual aspect double bedroom with pretty leaded windows, exposed timbers and a door leading onto a **WALK-IN WARDROBE**.

## Second Floor

*With partially reduced head height.*

**BEDROOM 3:** An ideal guest bedroom with an attractive outlook.

**LOFT ROOM:** Offering a variety of potential uses with a low level window.

## Outside

Adjacent to the property itself is a gravel driveway providing **OFF-ROAD PARKING** for numerous vehicles and leads onto a:-

**GARAGE:** With wooden double doors, roof storage space, power and light connected and a personnel door to side.

The property benefits from both front and rear gardens. To the front is an expanse of lawn enclosed by mature hornbeam hedging and well-stocked beds including a fine wisteria plant and stone paved steps leading up from the road to a side gate. To the rear is a beautiful enclosed garden with an expanse of

lawn, colourful well-stocked flowerbeds, neatly kept hedging and an elevated stone paved terrace with a lovely outlook over parkland beyond and a rose arbour adjacent. A further stone paved terrace is ideally positioned to enjoy the last of the evening sun.

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

## AGENT'S NOTES

The property is Grade II listed and is thought to date back to 1640 at its oldest part. It also stands within a conservation area.

The property was completely rethatched in 2015 in Norfolk reed.

**EPC RATING:** Exempt – Listed.

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

**COUNCIL TAX BAND:** E

**TENURE:** Freehold

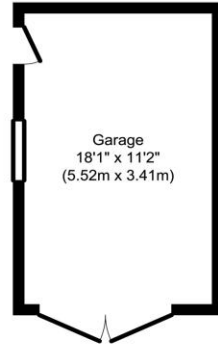
**CONSTRUCTION TYPE:** Timber framed

**WHAT3WORDS:** silence.headlight.cabinet

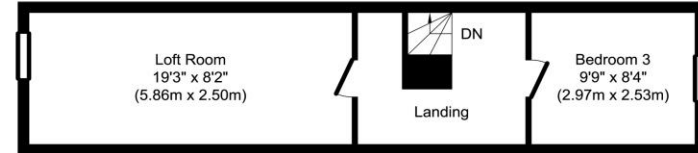
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

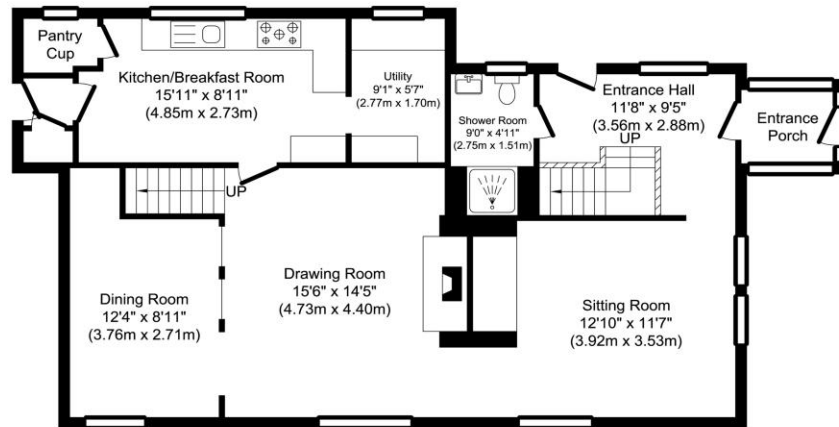
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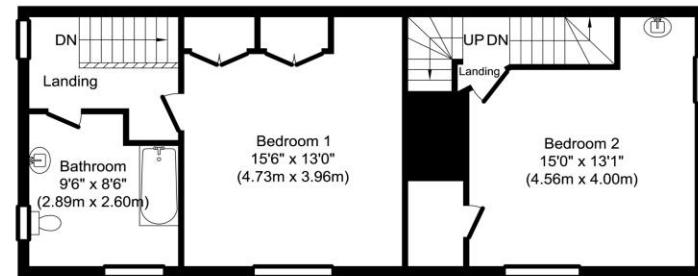
Garage  
Approximate Floor Area  
202.57 sq. ft.  
(18.82 sq. m)



Second Floor  
Approximate Floor Area  
325.07 sq. ft.  
(30.20 sq. m)



Ground Floor  
Approximate Floor Area  
975.21 sq. ft.  
(90.60 sq. m)



First Floor  
Approximate Floor Area  
614.94 sq. ft.  
(57.13 sq. m)

TOTAL APPROX. FLOOR AREA 2117.79 SQ.FT. (196.75 SQ.M.)

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