



**Silwood House, 1 St. Peters,
Monks Eleigh, Suffolk**

**DAVID
BURR**



SILWOOD HOUSE, 1 ST. PETERS, MONKS ELEIGH, IPSWICH, SUFFOLK, IP7 7LQ

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 substantial village house situated in a quiet and tucked away location in a highly-regarded and well-served Suffolk village. The property has been finished to a high standard with a contemporary design and light and spacious accommodation. A sitting room is semi-open plan to an island kitchen/breakfast room, a study and a further flexible office/reception room. There is the further benefit of a utility and ground floor shower room. Upstairs all four spacious double bedrooms benefit from their own en-suites. Outside, in front of the property is ample off-road parking while to the rear are beautiful gardens which contain areas of lawn, various terraces for seating and a copse of trees. **In all about 0.42 acres.**

A four bedroom, four en-suite village house on a private cul-de-sac with mature gardens.

Front door leading to:-

ENTRANCE PORCH: With windows on each side and an opening leading to a hall area which serves:-

SITTING ROOM: A well-proportioned room with a large range of windows allowing for plenty of natural light and porcelain tiled wood effect flooring with underfloor heating beneath and a contemporary gas fireplace with recessed shelving.

KITCHEN/DINING ROOM: Finished to an extremely high standard with a range of base and wall level units with slate effect worksurfaces incorporating a one-and-a-half sink with mixer tap above and waste disposal unit and a five-ring NEFF induction hob with downdraft extraction. Integrated appliances include two NEFF hide and slide ovens, dishwasher and there is space and plumbing for an American style fridge/freezer. Plenty of storage including a large central island with breakfast seating and pendant lighting over. Ample room for a large dining table and chairs, dual aspect outlook over the property's gardens and double doors opening to outside. Opening leading to:-

STUDY: A versatile area with an outlook over the gardens and a further opening to:-

STUDIO/RECEPTION: A high-quality and well-proportioned reception area with the potential to be utilised in a number of different ways but which is currently set up as a home office and with two sets of aluminium double-glazed double doors opening onto the driveway. Useful **plant room** off and with a continuation of wood effect tiled flooring with underfloor heating below.

UTILITY: With a matching range of base and wall level units with slate effect worksurfaces incorporating a sink and with a washing machine and tumble dryer below. Useful **PANTRY** with fitted shelving off and a door leading to:-

SHOWER ROOM: Containing a double-width shower with rainfall style showerhead with additional attachment below, WC, wash hand basin and a heated towel rail.

Inner Hall: With space for coats and shoes, useful understairs storage cupboard off and staircase rising to first floor.

First Floor

LANDING: A bright L-shaped landing which serves all four en-suite bedrooms:-

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BEDROOM 1: A substantial doubled bedroom with a large range of fitted wardrobes with inset shelving and hanging rails and a dressing table. Door leading to:-

EN-SUITE: Luxuriously finished with a double ended contemporary free-standing bath with mixer tap over. WC, vanity suite and a range of base and wall level storage cupboard with Quartz worksurfaces. Substantial shower with glass screen, rainfall style showerhead with additional attachment below and recessed storage shelf. Heated towel rail.

BEDROOM 2: A further well-proportioned double bedroom with an attractive outlook over the rear garden and door leading to:-

EN-SUITE: Containing a bath with tiled surround, corner shower with rainfall style showerhead and additional attachment below, WC, vanity suite and a heated towel rail. Mirror with integrated lighting and a shaver point.

BEDROOM 3: A useful guest bedroom with access to loft storage space and an outlook over the gardens. Door leading to:-

EN-SUITE: Containing a corner shower, WC, vanity suite, mirror with integrated lighting and a heated towel rail.

BEDROOM 4/DRESSING ROOM: Currently utilised as a dressing room with a range of fitted storage including wardrobes, drawers and a dressing table. Outlook over both the garden and driveway and a door leading to:-

EN-SUITE: Containing a bath, large shower with rainfall style showerhead with additional attachment below, WC, vanity suite and a heated towel rail.

Outside

The property is accessible via a private road which services four dwellings and leads onto a private area of **OFF-ROAD PARKING** adjacent to well established beds.

The property's gardens are beautifully kept with expanses of lawn and areas of seating including a pebbled terrace beneath a timber pergola and a raised decked terrace with an attractive outlook. The lawn is, in part, enclosed by a mellow red brick wall and contains a mature apple tree and a number of specimen trees including an area with raised beds.

In all about 0.42 acres (sts)

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

EPC RATING: Band C – A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: F

TENURE: Freehold

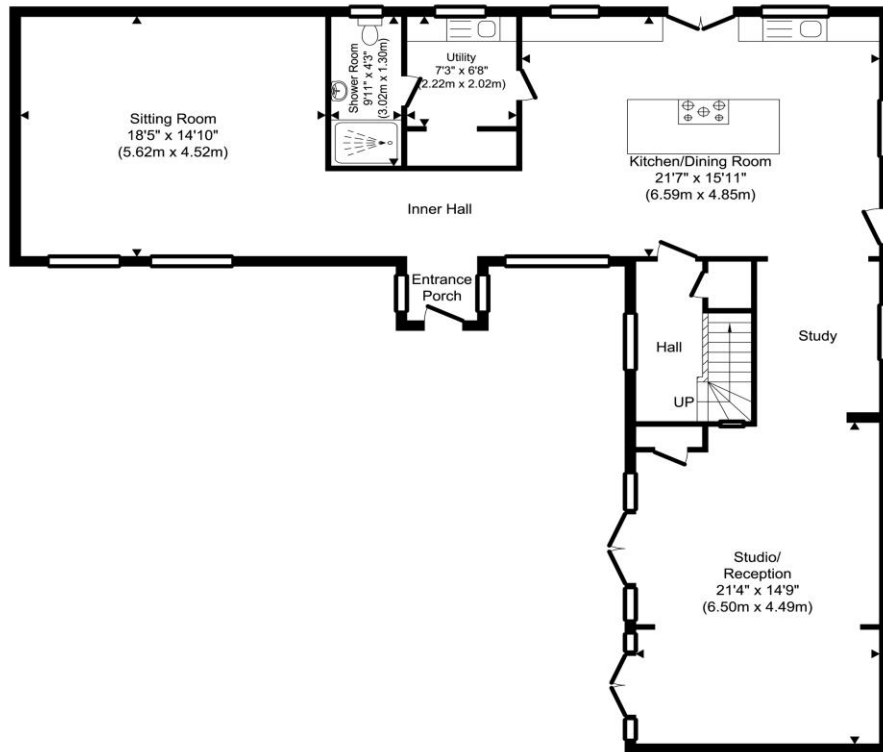
CONSTRUCTION TYPE: House – Brick. Garage – block.

WHAT3WORDS: frame.plantings.attention

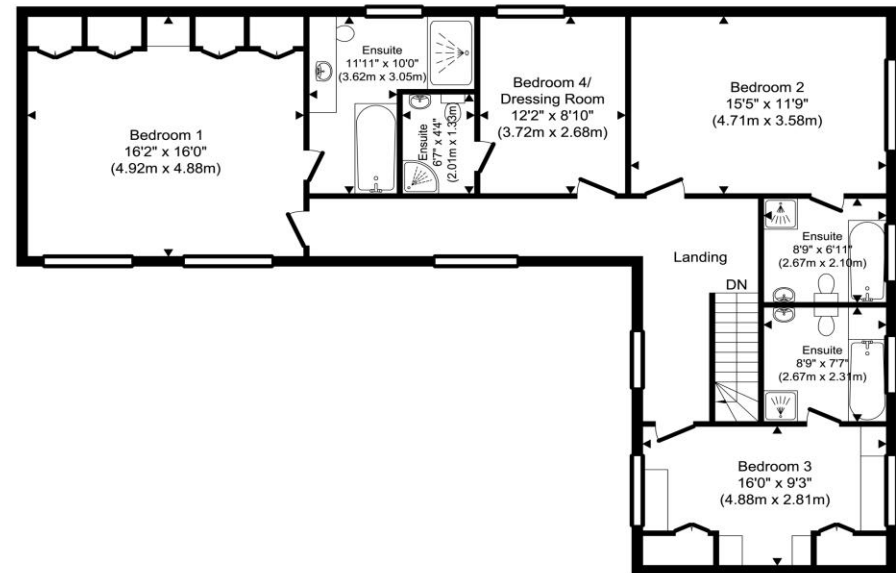
VIEWING: Strictly by prior appointment only through DAVID BURR.

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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Ground Floor
Approximate Floor Area
1321.05 sq. ft.
(122.73 sq. m)



First Floor
Approximate Floor Area
1128.38 sq. ft.
(104.83 sq. m)

TOTAL APPROX. FLOOR AREA 2449.43 SQ.FT. (227.56 SQ.M.)
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