



# Cherry Thatch Hadleigh Heath, Hadleigh

Ipswich, IP7 5NY

Guide Price £845,000

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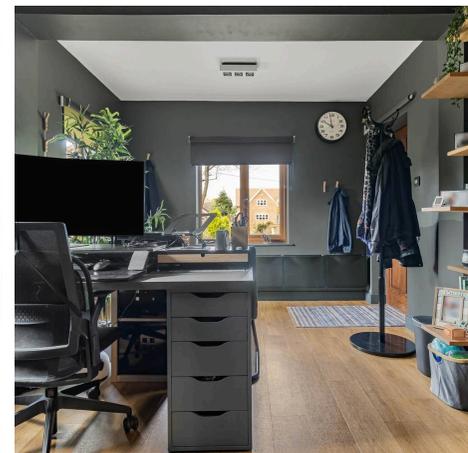
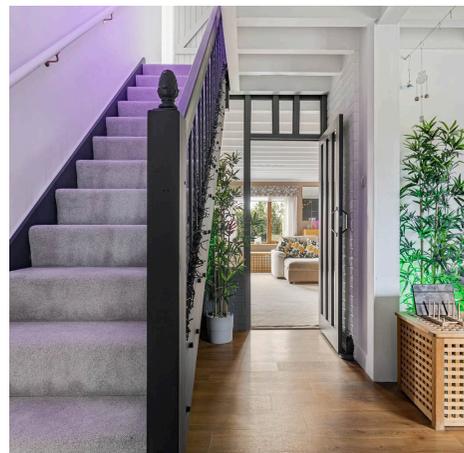
Hadleigh, Ipswich

Cherry Thatch is a substantial and distinctive detached five-bedroom family house positioned centrally within its generous secluded gardens, together with extensive garaging providing annex potential.

Offering three reception rooms, a kitchen/breakfast room, utility room and ground floor cloakroom. On the first floor there is a family bathroom and three luxury en-suite shower rooms. The property also benefits from an attached double garage, separate games/gym room, ample off-road parking, well maintained gardens and farmland views.

The home enjoys an abundance of natural light, with well-balanced and generously proportioned accommodation that has been finished to an exceptional standard by the current owners. This includes bespoke blinds throughout, Amtico luxury flooring throughout downstairs, bathroom and en-suites, new high-quality carpets upstairs, and a Hive smart home system for heating and hot water.

The property occupies a plot of around 0.6 acres in a desirable position within the popular hamlet of Hadleigh Heath with convenient access to the historic market town of Hadleigh. Rolling farmland and quiet country lanes frame the property on all sides, offering a genuinely rural feel with excellent walking and cycling directly from the door.



### Entrance Hall & Office Room:

Upon entering the property, you are welcomed by a spacious entrance hall, which is partly used as a study/office, with doors leading to the cloakroom, dining/family room and lounge.

### Ground Floor Cloakroom:

The cloakroom has a window to the side and comprises a modern white suite, low level wc and pedestal wash basin.

### Dining/Family Room:

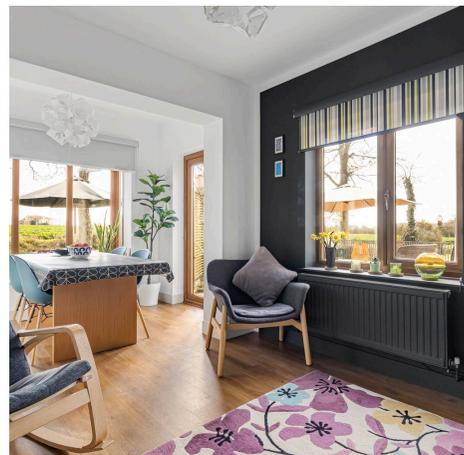
The dining room features full height windows to the side, a staircase rising to the first floor and doors leading to the kitchen/breakfast room and lounge.

### Lounge:

The generously sized lounge is centered around a redbrick inglenook fireplace with an oak bressummer and ceiling timbers forming its focal point. Triple aspect windows provide views across the garden and surrounding countryside.

### Kitchen/Breakfast Room:

This room enjoys dual aspect windows to the side and rear overlooking the garden and countryside beyond, along with French doors that open onto a patio seating area. The kitchen includes a sink unit within high quality work surfaces with cupboards and drawers below, matching wall mounted units, two integrated Samsung ovens and a professional grade Samsung induction hob.



### Utility Room:

A door leads to the utility room, which has a rear facing window, a door leading outside, worktops and ample space for appliances.

### Games/Gym Room:

Accessed via a door at the rear of the garage, has a rear facing window, sliding doors leading outside, a large sink unit and a cloakroom. This room also benefits from a roll up door for vehicle or equipment access. Furthermore, this space provides great scope to convert into a single-story annex.

### Landing:

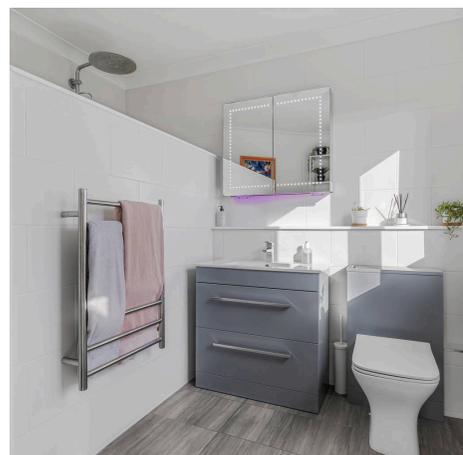
On the first floor there is a spacious landing with doors leading to the bedrooms and family bathroom.

### Bedroom 1:

Bedroom one is a particularly attractive room with dual aspect windows to the rear and side overlooking the gardens and countryside beyond. It also benefits from access to a dressing room and a luxury en-suite shower room which includes a heated towel rail.

### Bedrooms 2 to 5:

There are four further double bedrooms, all enjoying impressive countryside views, with bedrooms two and three also benefitting from luxury en-suite shower rooms.



### Family Bathroom:

The family bathroom is fitted with a white suite comprising a low level WC, pedestal wash basin and a panelled bath with shower attachments.

### Garden:

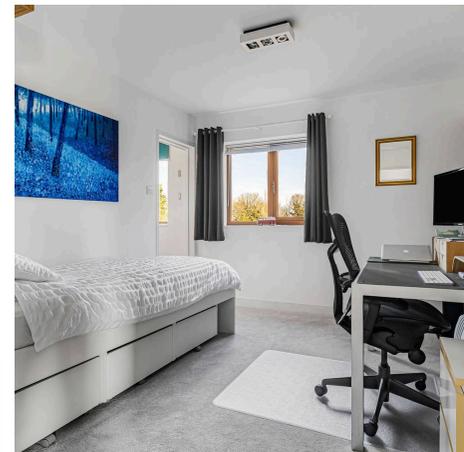
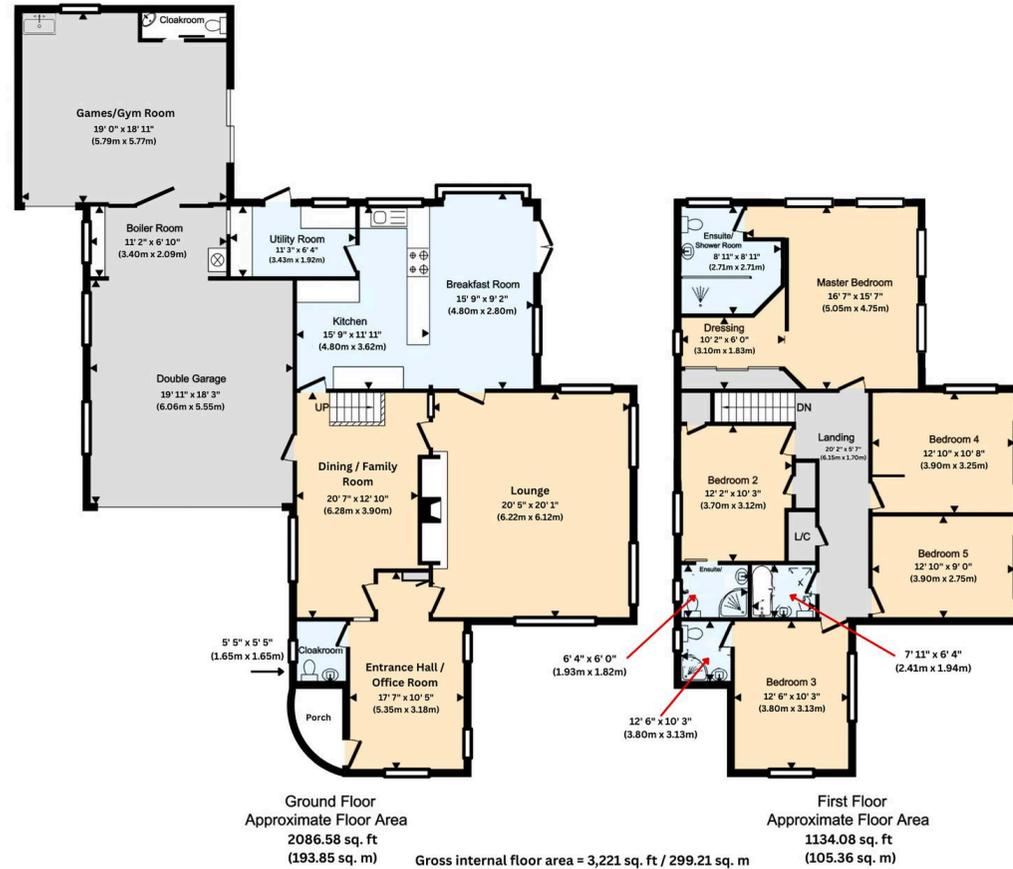
Outside, the front gardens are laid mainly to lawn and feature a variety of mature shrubs and established planting. A sweeping gravel driveway provides ample off road parking for several vehicles and leads to the front entrance, continuing around to the attached double garage and games/gym room, which is also accessed via the garage. Positioned centrally within its plot, the property is surrounded by mature gardens that offer a very good degree of privacy, with a treeline border creating a secluded and sheltered setting. To the rear, the property enjoys far reaching views across open farmland and the surrounding rural landscape.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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#### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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