



27 BENTON STREET

Hadleigh | Suffolk



Chapman Sticks

27 BENTON STREET, HADLEIGH, SUFFOLK, IP7 5AR

A CHARMING DETACHED PERIOD COTTAGE OCCUPYING A
WONDERFULLY SECLUDED POSITION CLOSE TO THE
CENTRE OF HADLEIGH

Manningtree – 9 miles

Ipswich – 10 miles

Colchester – 13 miles

-
- Sitting room • Kitchen/breakfast room • Conservatory • Ground floor shower room •
 - Landing • 2 double bedrooms • 'Jack and Jill' WC • Front and rear gardens •





The Property

27 Benton Street is an attractive period cottage which is believed to date from the mid-19th Century. Discreetly set well back from the eastern side of Benton Street, the property is almost out of view from the road. The accommodation comprises a cosy front reception room which is split level, with a focal fireplace housing a recently installed wood burner. The kitchen / dining room is to the rear which arguably requires cosmetic updating; however, this room is a good size and spans the entire width of the cottage. A conservatory gives views and access to the rear garden, with an adjacent shower room which has been recently upgraded. The first floor consists of a welcoming, spacious landing with two double bedrooms and a 'Jack and Jill' WC with hand basin. There is potential to create an ensuite to the rear bedroom. Despite its historic appeal, the property is fortuitously unlisted.

Outside, the property is approached by a pedestrian path which leads to the front of the cottage. The principal garden is to the rear (east) which is well established and completely private, with numerous established flower and shrub beds bordering a central lawn with garden shed.

Agents note: The pedestrian access to the cottage is a formal right of way over the neighbouring property.

Although the property does not provide allocated parking, we believe spaces are still available (to rent) behind the former Falcon Pub - which is some 150 metres from the property - please enquire for more details.

Location

The property is located to the northern end of Benton Street (closest to the town centre) and is one of numerous period properties within the immediate area. Hadleigh town centre is conveniently located some 0.5 miles to the west and offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

Services

Mains electricity, water, and drainage.

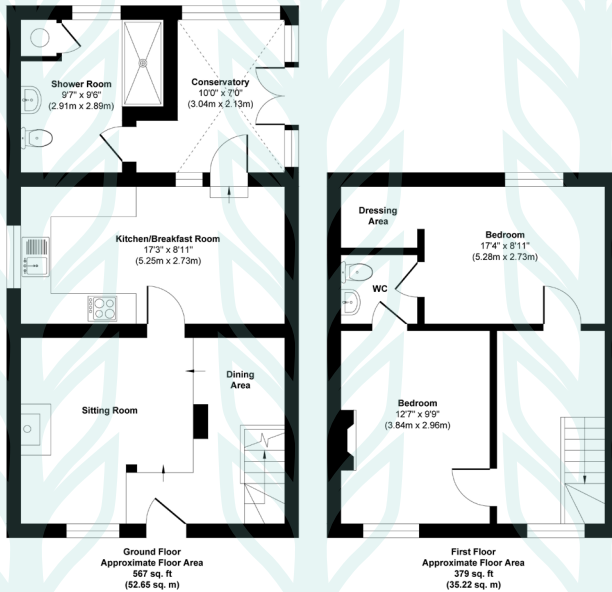
EPC Rating

Current F(21). Potential D(61).

Local Authority and Council Tax Band

Babergh & Mid Suffolk District Council
Band C - (2020/21)

27 Benton Street, Hadleigh, IP7 5AR



Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Robert Chapman
robert@chapmanstickels.co.uk



Scan the QR code to visit our website



Approx. Gross Internal Floor Area 946 sq. ft / 87.88 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.



IMPORTANT NOTICE
Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.