



17 STONE STREET

Hadleigh | Suffolk



Chapman Stickels

17 STONE STREET, HADLEIGH, SUFFOLK, IP7 6DN

AN UNLISTED 3-BEDROOM PERIOD COTTAGE SET IN SOME 0.15 OF SOUTH FACING GARDENS BACKING ONTO UNDULATING FARMLAND

Manningtree – 9 miles / Ipswich – 10 miles / Colchester – 13 miles

- Dining room • Sitting room • Study • Kitchen • Conservatory • 3 bedrooms •
- Family bathroom • Off-road parking • Gardens •





The Property

Formerly a pair of farm workers cottages, 17 Stone Street is a charming period cottage located in a semi-rural location between Hadleigh and Kersey. The accommodation provides two front reception rooms, with oak flooring throughout and a cast iron fireplace to the sitting room. To the rear, which is where the cottage is accessed from, is a well-fitted kitchen, snug/study, and full width conservatory with double doors onto the rear parking area.

The first floor offers two double bedrooms to the front which overlook countryside adjoining the River Brett, with the large family bathroom and single rear bedroom enjoying views over the garden and rolling countryside beyond.

The south-facing gardens are a notable feature to the property where an expanse of lawn gently ascends to arable farmland to the far southern boundary. The garden offers a gazebo and timber outbuilding. Immediately to the rear of the house is a large area of hardstanding giving ample off-road parking.

Location

The property is located 1.2 miles to the north of the town centre. Hadleigh offers a wide range of local amenities including restaurants, pubs, sports facilities, and a wide selection of shops.

Services

Mains water and electricity. Oil-fired heating. Septic tank drainage.

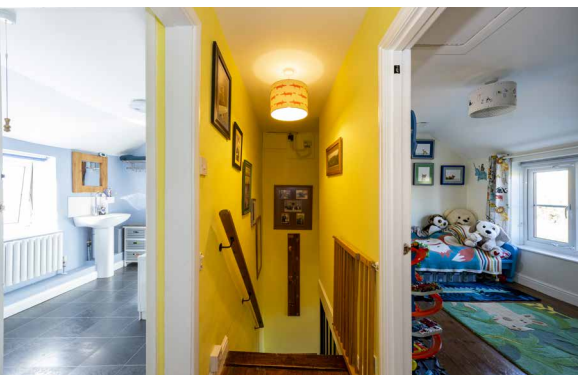
Local Authority and Council Tax Band
Babergh & Mid Suffolk District Council
Band B - (2022)

EPC Rating

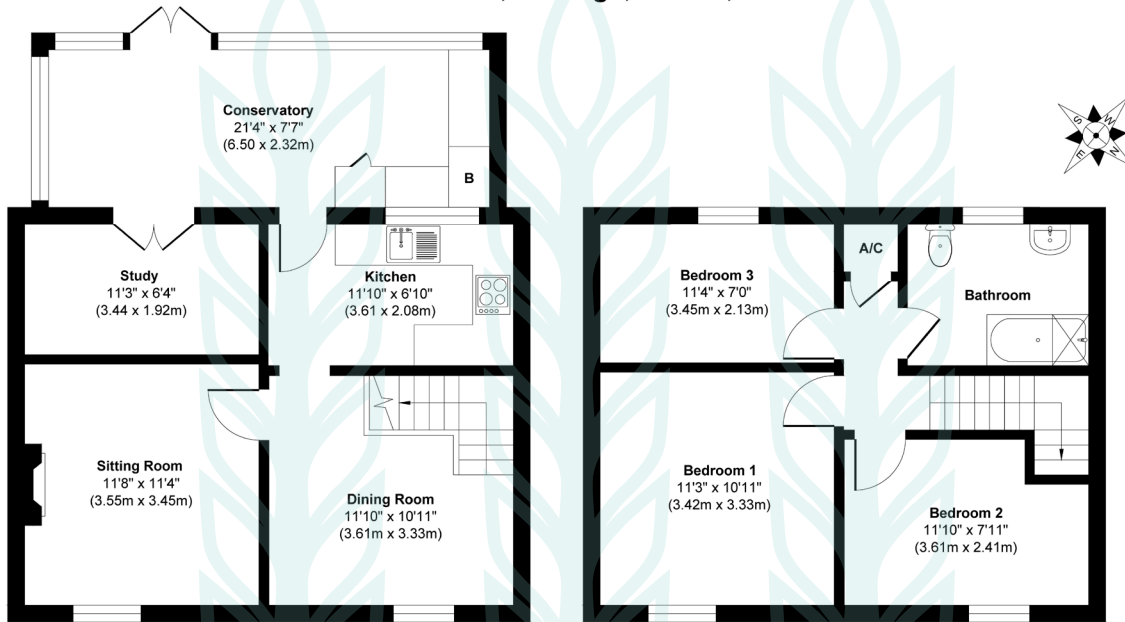
Current E(41). Potential B(84).

Agents Note

The driveway to the eastern side of the cottage is 2.1 metres wide at its narrowest point. The house has been re-roofed, and the heating system recently upgraded, alongside a newly installed shower system.



17 Stone Street, Hadleigh, Suffolk, IP7 6DN



Ground Floor
Approximate Floor Area
434 sq. ft
(40.39 sq. m)

First Floor
Approximate Floor Area
434 sq. ft
(40.39 sq. m)

Approx. Gross Internal Floor Area 868 sq. ft / 80.78 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



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



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