



WHARFEDALE

Hadleigh | Suffolk



Chapman Stickels





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A SUBSTANTIAL FAMILY HOUSE OCCUPYING A WONDERFULLY PRIVATE RURAL SETTING, TOGETHER WITH SOME 3.73 ACRES OF GROUNDS

- Entrance hall & inner hall • Study • Dining room • Double reception room •
- AGA kitchen / breakfast room • Conservatory • Utility room • Two vestibules •
- Two cloakrooms • Four double bedrooms (with one ensuite) • Single bedroom •
- Family bathroom • Detached garage with workshop • Grounds and gardens •
- In all, 3.73 acres •

Hadleigh - 2 miles / Ipswich - 8.5 miles / Manningtree Station - 9 miles





The Property
Occupying a secluded rural setting which has much appeal, Wharfedale is a 'stand-alone' family house which dates from the 1930's.

Such inter-war houses are seldomly found in rural Suffolk, and Wharefdale is a typical example of the architectural period - with front bay windows on both floors, vertical tiling, and a prominent gable with mock Tudor timberwork.

Having been under the same ownership since 1988, it would be fair to say the accommodation throughout requires cosmetic updating. That said, this well-proportioned house provides a practical family layout, which covers some 2,800sq.ft.

In addition to the front two reception rooms which are set either side of the front hallway, the main rear sitting / family room is notably spacious, with two sets of French windows leading onto the eastern side of the garden. Moreover, a large picture window to the rear takes full advantage of the view over the extensive grounds which chiefly extend to the far northern boundary.

The remaining principal ground floor accommodation comprises the AGA kitchen / breakfast room, which is fitted on three walls with numerous cupboards, drawers, worksurfaces and a double oven and grill. The adjacent utility room provides further extensive storage, additional worksurfaces, and plumbing / space for numerous white goods.

Via a central landing, the first floor provides four double bedrooms and a single bedroom, where all rooms enjoy their respective views over the gardens which surround the house on all sides. Bedroom one to the rear spans the entire width of the house, providing ample space for a dressing area, and corner ensuite. All bedrooms provide built in wardrobes and are served by a family bathroom.

In addition to the attractive and secluded rural setting, the property covers some 3.73 acres of wonderfully private grounds which consists of extensive meadowland, deciduous wooded areas, and orchards – all of which were planted some 37 years ago. More formal areas of garden are chiefly to the eastern side of the house, with two small ponds.

Adjacent to the raised front driveway are outbuildings which include a substantial detached garage with workshop, and a greenhouse beyond set adjacent to the sheltered vegetable garden.

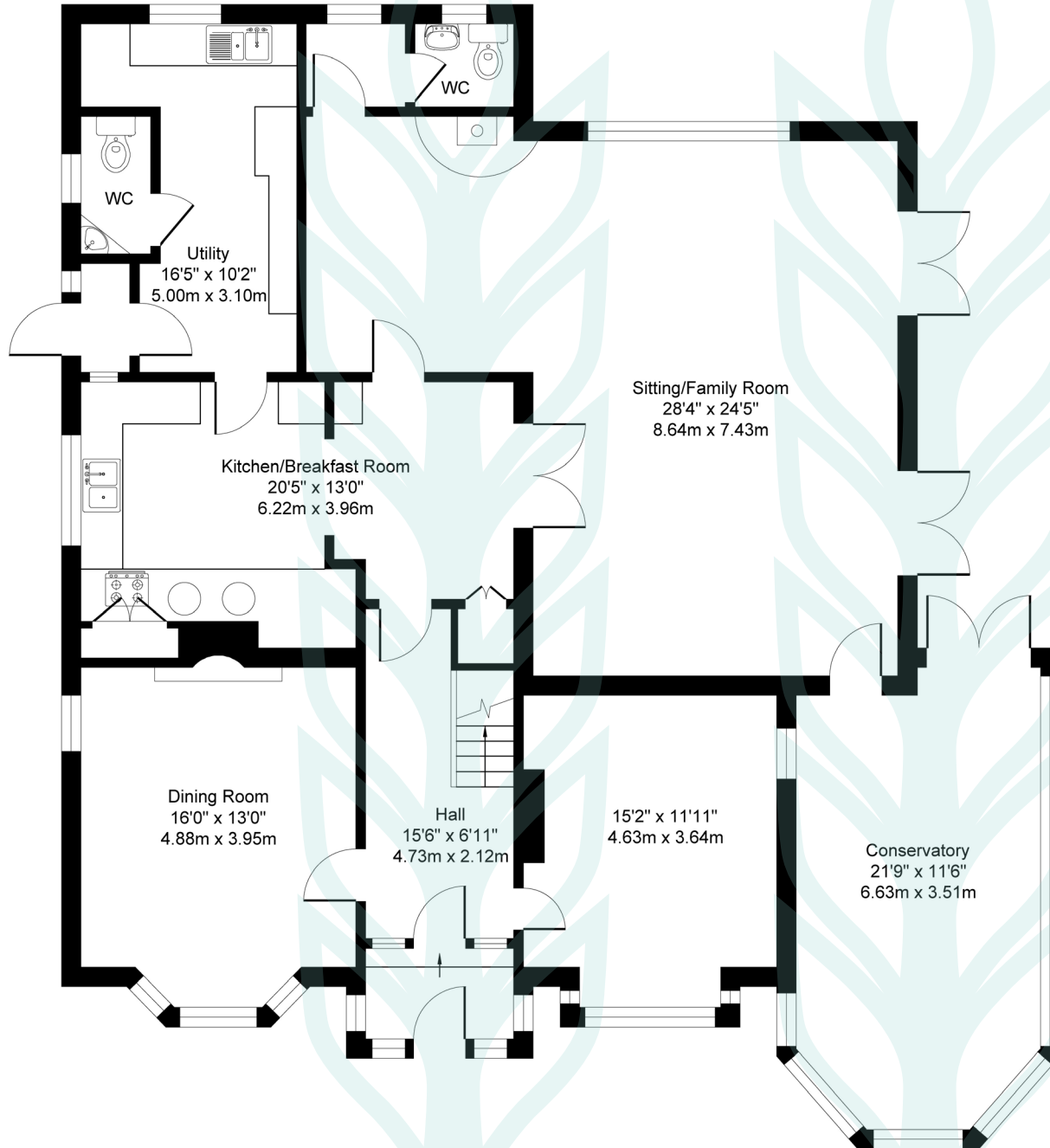
All four boundaries are clearly defined, predominately by well-established native field hedges and trees, which again were planted circa 1988.



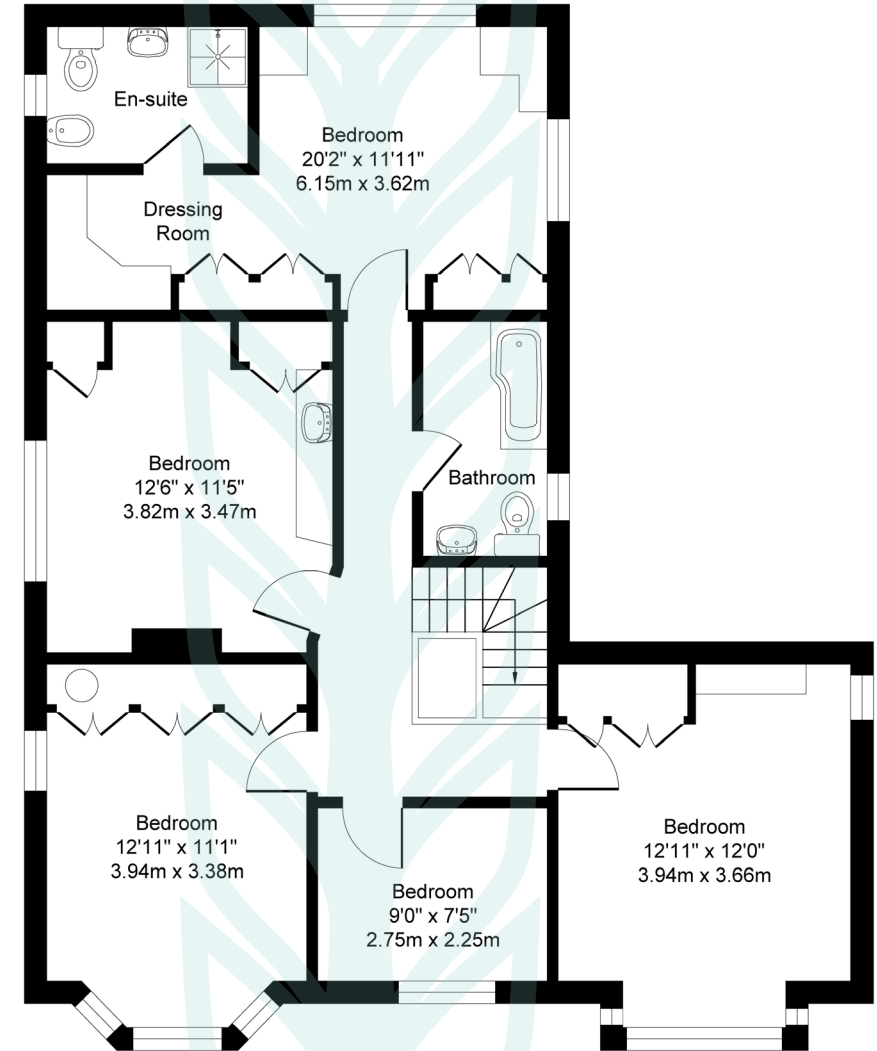


Wharfedale, Pond Hall Road, Hadleigh, Suffolk, IP7 5PW

Approximate Floor Area
Main House - 2796 sq. ft / 259.77 sq. m



Ground Floor



First Floor

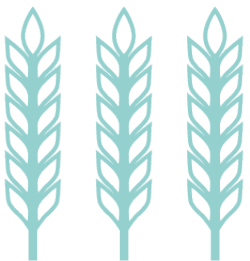
Location
Discreetly situated some 1.5 miles east of Hadleigh, Wharfedale occupies an attractive rural position, yet it is not isolated. Hadleigh itself is a very popular historic market town. The town offers an excellent range of local amenities including restaurants, pubs, sports facilities, a wide selection of shops, and both junior and upper schools.

Services
Mains water and electricity are connected. Private drainage. Oil fired heating.

What3words: ///opens.combos.craftsman

Local Authority and Council Tax
Babergh & Mid Suffolk District Council
Band G (2025)

EPC Rating
Current D (55) Potential B (81)



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