



# 5 STATION YARD

Hadleigh | Suffolk



Chapman Stickels







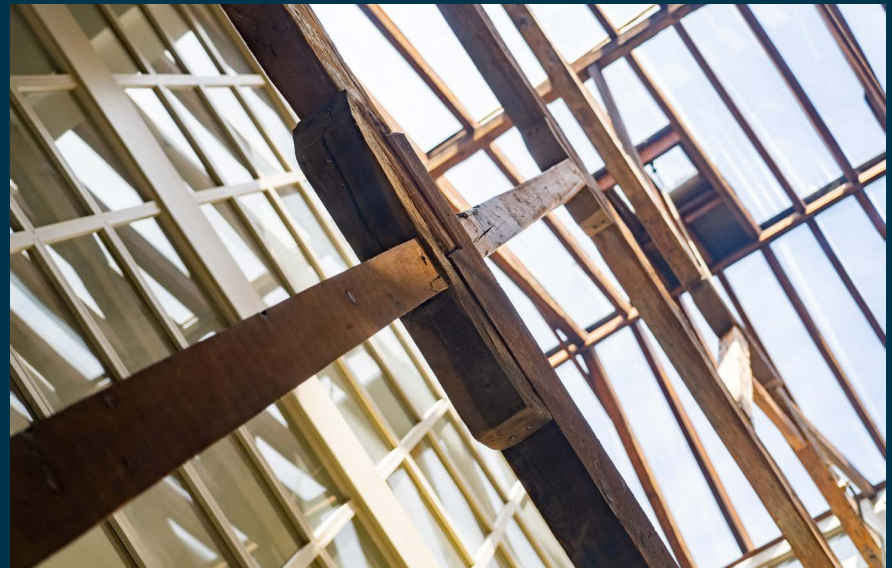


Chapman Stickels

A FINE CONTEMPORARY HOME WITH A RICH INDUSTRIAL DNA WITHIN  
EASY WALKING DISTANCE OF HADLEIGH TOWN CENTRE

- Reception hall • First floor sitting room • Superb kitchen/dining room • Study •
- Utility/boiler room • 2 Cloakrooms • 4/5 bedrooms • 3 bathrooms (2 ensuite) •
- Courtyard garden • Garage • Double bay cartlodge •

Ipswich – 9 miles / Manningtree – 10 miles / Colchester – 15 miles / Crossrail – 48 miles









### The Property

5 Station Yard is a quite stunning conversion of part of the Grade II listed former 'Wilsons' Corn Mill located a short distance from Hadleigh town centre. Originally converted by East Anglian Renovations, the focal point of this impressive home is the 40' high glazed atrium which floods the whole property with natural light. The property is decorated with neutral Farrow & Ball paintwork throughout.

5 Station Yard combines the best of both worlds, 'Victorian' character with the advantages of modern living.

The wonderful ground floor kitchen is fully fitted with 'Schreiber' kitchen units, black granite worktops, twin ovens, fridge, freezer, 4 ring halogen hob with extractor over, wine cooler, dishwasher, cupboards and drawers. On the first floor the 40' long sitting room has two pairs of south west facing double doors giving distant views over the neighbouring countryside. The 4/5 bedrooms on the upper two floors are both spacious and bright and complimented by three stylish bathrooms, two of which are ensuite.

### Outside

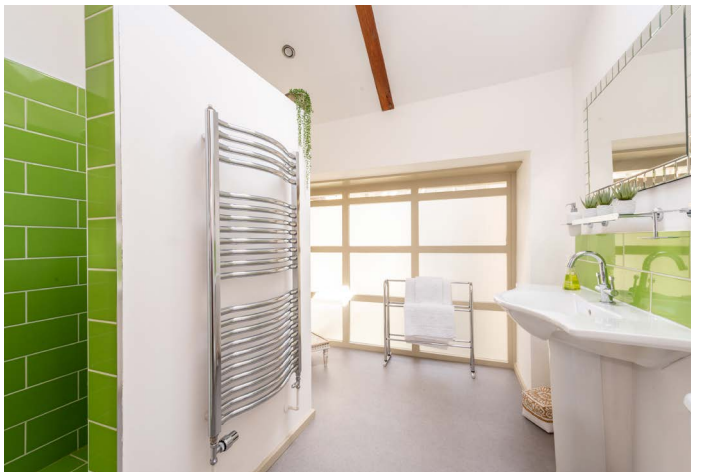
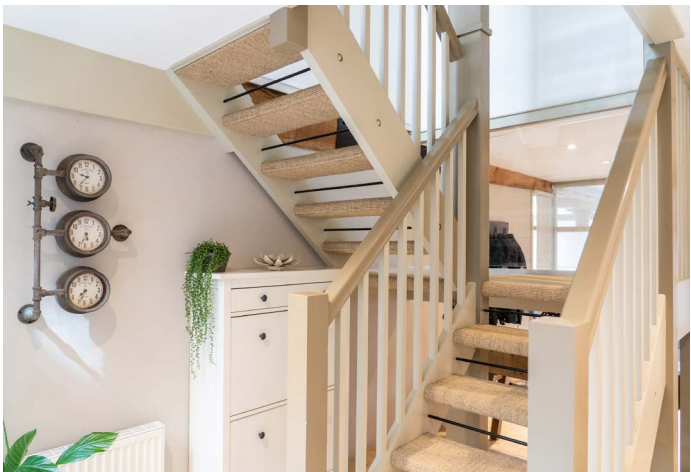
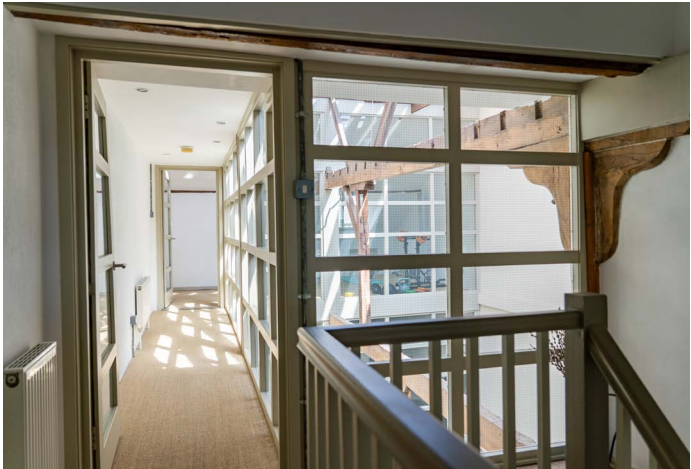
5 Station Yard is conveniently located, within a cul-de-sac close to Hadleigh town centre. There is a secure lock-up garage with a 2-bay carport in front. On the first floor the courtyard garden has been cleverly landscaped with well stocked borders and paved terrace.

### Services

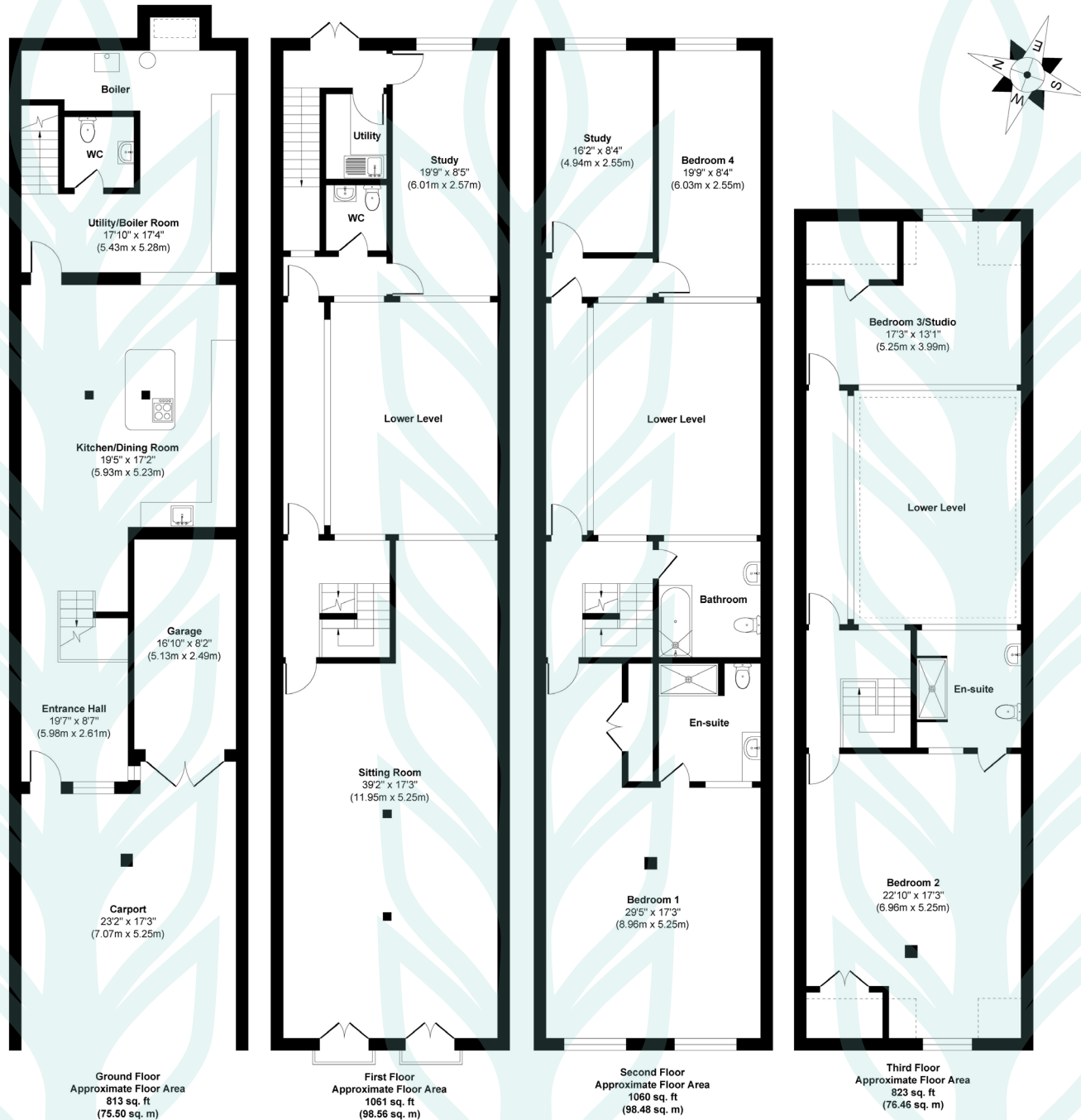
We understand all mains services are connected.







# 5 Station Yard, Hadleigh, IP7 5TG



Main House = 3,757 sq ft / 349 sq m  
 Garage & Cartlodge = 524 sq ft / 49 sq m  
 Total = 4,281 sq ft / 398 sq m

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

Copyright of Chapman Stickels Limited

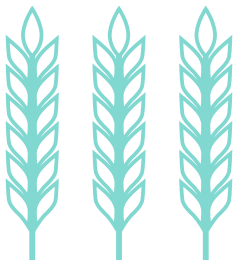


## Location

Hadleigh is a popular and picturesque historic market town offering an extensive range of local amenities including restaurants, pubs, educational and sports facilities and a wide selection of independent shops. There is a wonderful variety of period properties and the town is surrounded by gently rolling countryside. Fastest trains to Liverpool Street from Manningtree take from 55 minutes, and from Colchester Station from about 48 minutes, in addition to Crossrail from Shenfield accessible by car and rail.

## Local Authority and Council Tax Band

Babergh & Mid Suffolk District Council.  
Band C.



### 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



rightmove

onTheMarket.com

PrimeLocation.com

Zoopla



Scan the QR code to visit  
our website



#### 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.