



# GLENHAVEN

Hintlesham | Suffolk



Chapman Sticks

# GLENHAVEN, SILVER HILL, HINTLESHAM, SUFFOLK, IP8 3NJ

Hadleigh – 4 miles  
Ipswich – 5 miles  
Manningtree – 12.5 miles

- Porch • Sitting room • Dining room
- Kitchen/breakfast room • Pantry • Family room
- Utility room • Cloakroom • 3 bedrooms
- Family bathroom • Double garage • Outbuildings
- Grounds of approx. 1.5 acres

## The Property

Positioned on an elevated ground, Glenhaven is an individual family house which dates from around 1900. The house has been extended and modified over the years, which includes a single storey front addition spanning the entire width of the house, with a central gabled porch. More recently, (circa 2011) the existing owners built a substantial oak frame family room to the south, giving wonderful views over the grounds and the Spring Brook valley beyond. The adjacent AGA kitchen/breakfast room is also generously proportioned with corner pantry. The front reception rooms are set either side of a central hallway, each having bay windows.

Set around a central landing, the first floor provides three twin aspect bedrooms which are all served by a family bathroom.

The gardens and grounds are a feature to Glenhaven, where a sweeping gravel drive provides ample parking to the front. The drive extends to the northern side with a detached double garage, an adjoining store and a further outbuilding to one corner. The more formal areas of garden surround the south and eastern sides of the house, with a raised terrace defined by a picket fence.

## A DETACHED PERIOD HOUSE SET IN SOME 1.5 ACRES OF UNDULATING GROUNDS WITH NUMEROUS OUTBUILDINGS



The majority of the grounds descend to the south, which comprise large area of pasture defined by timber post and rail fencing.

### Location

Hintlesham is a popular village approximately 4 miles out of Hadleigh providing good access to the A12 and the town of Ipswich with a mainline route to London. It is the home of the prestigious Hintlesham Hall and Golf Club but also has a pub, café and outstanding Primary School which is immediately to the west of the property. There is also a Farm Shop that has recently opened, which is just 0.3 miles to the east.

### Services

Mains water, electricity and drainage are connected. Oil-fired AGA.

### Local Authority and Council Tax Band

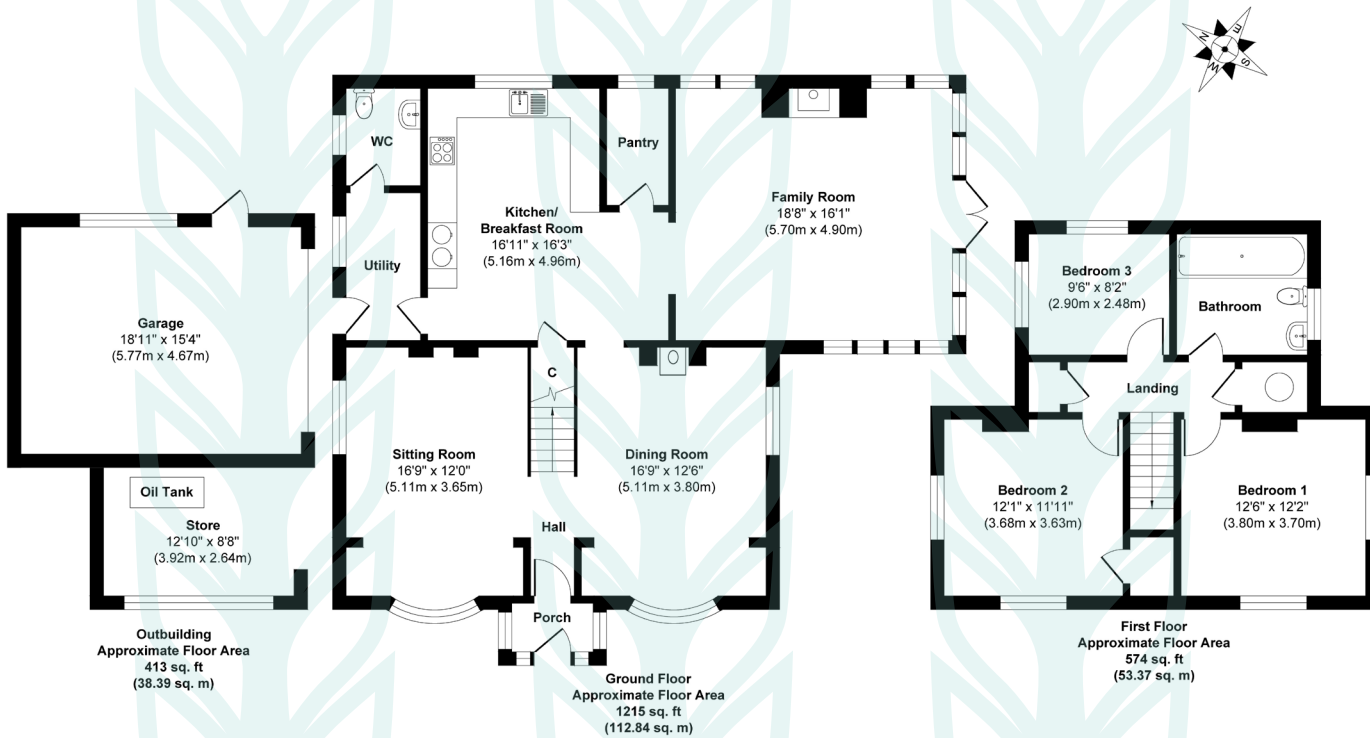
Babergh with Mid Suffolk District Council.  
Band D.

### EPC Rating

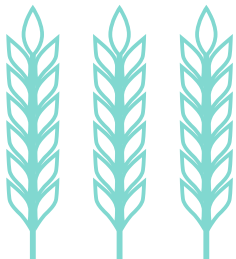
Current F(33). Potential C(69).



# Glenhaven, Silver Hill, Hintlesham, IP8 3NJ



**Approx. Gross Internal Floor Area 1789 sq. ft / 166.22 sq. m**  
**Approx. Gross Internal Outbuilding Area 413 sq. ft / 38.39 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Chapman Sticks

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

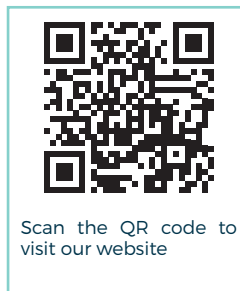
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