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Cheriton House The Street, Chattisham, IP8 3PY

Offers over £695,000

About the property

An individual 4 bedroom detached home quietly located in Chattisham enjoying rural views, yet within striking distance of both Ipswich and the market town of Hadleigh. The property sits centrally within the plot (1/4 acre s.t.s) and enjoys particularly well-proportioned accommodation, presented in immaculate condition. The current owners have persisted to ensure the property is meticulously well maintained, as well as installing quality fittings such as oak internal doors, Amtico flooring and a bespoke 'handmade' kitchen with Iroko work tops. The well planned space enjoys an abundance of natural light; particularly into the two rear facing reception rooms and kitchen. In total the internal living accommodation is approximately 1865 sq ft comprising porch, hall, living room with a Nestor Martin wood burning stove, dining room, kitchen/breakfast room, utility room, study/fifth bedroom and ground floor shower room. Upstairs there are four bedrooms with an ensuite bathroom serving the main bedroom and a family bathroom.

Outside

Cheriton House sits centrally within the 1/4 acre (sts) plot backing onto open countryside with fine views. Double gates provide access into a parking area which has plenty of space for numerous cars and a caravan/motorhome. The double garage has electric connected and a door into the utility room. The gardens are mainly lawned and surround the property with the rear aspect being south facing. The gardens are further complimented by a stylish mosaic tile effect covered terrace, ideal for alfresco dining.

Useful info

The property has mains water and electric with the drainage being via a domestic small sewage treatment. There is also water softener. The heating is oil fired via radiators (no services have been tested by the agents). Currently a band "F" council tax rating with the local authority being Babergh and Mid Suffolk District Council. Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is [///bulk.spinners.this](https://www.what3words.com/#!/bulk.spinners.this). Broadband download speed up to 80 mbps and upload speed up to 20mbps (Source Ofcom). Mobile indoor service limited on EE, Three and O2 and no service on Vodafone. Outdoor coverage likely on all four networks (source Ofcom). The owners use O2 mobile and have advised us that they have coverage.





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- Impeccably Presented Individual Detached Home
- Hi-Quality Fixtures and Fittings
- Bathroom, En Suite & Shower Room
- 1/4 Acres (sts) Plot with a Sunny Aspect
- Double Garage with Plenty of Parking
- Three Good Sized Reception Rooms
- Bespoke Handmade Kitchen
- Four Generous Sized Bedrooms
- Wonderful Countryside Views





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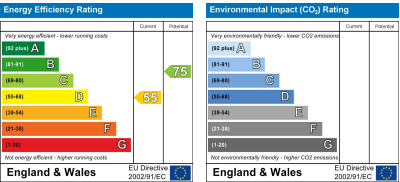
Floor Plan



Total area: approx. 209.4 sq. metres (2254.4 sq. feet)

The floor plan is intended as a guide only.
Plan produced using PlanUp.

EPC



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01473 875101
hello@hizzyproperty.co.uk