



# ROW VIEW

Kersey | Suffolk



Chapman Sticks





## Chapman Stickels

AN ATTRACTIVE GRADE II LISTED HOUSE OCCUPYING A WONDERFUL ELEVATED POSITION WITH DELIGHTFUL PRIVATE GARDENS WHICH ABUT MEADOWLAND

- Entrance Hall • Kitchen / Breakfast Room • Utility Room • Garden / Sun Room •
  - Sitting Room • Study • Landing • 4 Double Bedrooms • 1 Ensuite Bathroom • Family Bathroom • Detached Garage • Cart Lodge • Off-road Parking •
    - Studio / Summerhouse • Gardens • About 0.25 acres in all •

Hadleigh – 2 miles / Ipswich – 11 miles / Colchester – 15 miles





### The Property

Dating from around 1400, Row View is one of the important period buildings which feature in this highly regarded village. Despite its late medieval origins, the house was significantly improved and renovated circa 2000, which is evident with the numerous replacement English oak ceiling beams, and a focal inglenook fireplace to the sitting room. At the same time, a two-storey rear addition was added, comprising the formal rear dining room and main bedroom above which both give wonderful twin aspect views over the garden. Under the same planning application, the adjacent sun / garden room was also added, giving the same pleasing vista. Despite the comprehensive betterment, the house has retained numerous original timbers which provide much period charm on both floors.

The central part of the house comprises a full width kitchen breakfast room, providing granite worksurfaces with Rayburn stove, a butler's sink and numerous fitted cupboards and drawers. The adjacent utility room offers further granite worksurfaces and butler's sink, as well as additional storage cupboards with integral appliances. On the remaining ground floor is the study, which similarly to the sitting room, overlooks Kersey's attractive street scene.

Via a welcoming rear landing, the first floor provides four bedrooms in all, with the main rear bedroom having a stylishly fitted ensuite shower room to one corner. The remaining three front bedrooms are also well proportioned, which all enjoy picturesque views over The Street. A further stylishly modernised family bathroom serves all the front bedrooms. The landing also benefits from eves storage, whilst there is a large airing cupboard in one of the bedrooms.

Outside, the house is raised from The Street, with York stone steps flanked by a pretty walled front garden. To the northern side, a driveway offering ample off road parking leads to a detached garage (with power) and an adjacent carport which were also built around 2000. To the rear is the beautifully maintained, south-west facing garden comprising a sheltered patio area which leads onto an area of lawn, defined by established flower and shrub borders. Beyond is the principal lawn, with further plant borders, fruit trees and beech hedging towards the far western boundary which backs onto meadowland. Located to the northern boundary is a summerhouse / studio (also with power connected) which gives the best views over the remaining village and church beyond.

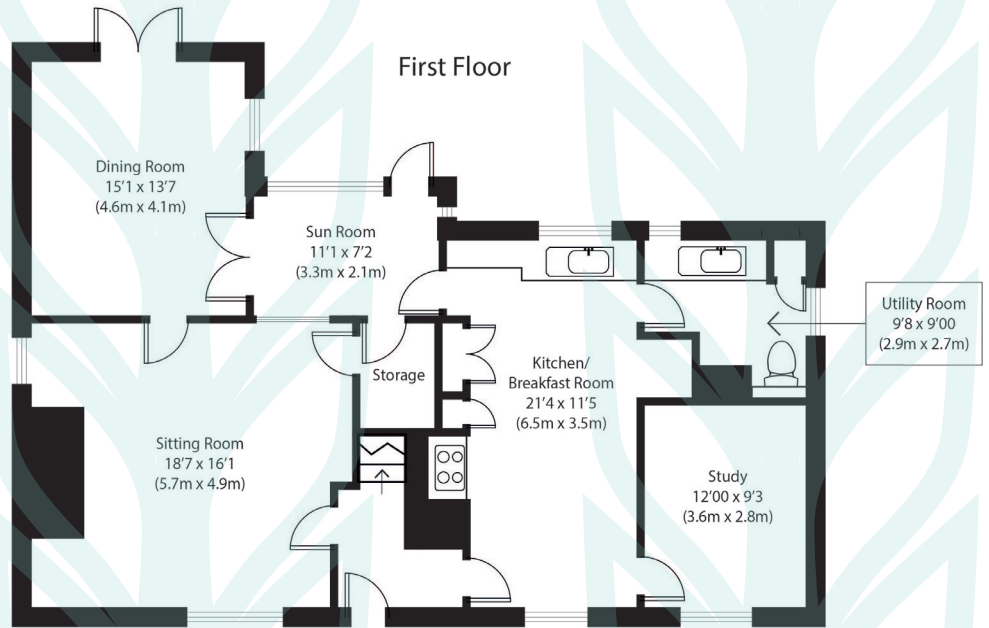




# Row View, The Street, Kersey, Suffolk, IP7 6DY



## First Floor



## Ground Floor

Approximate Gross Internal Area  
 Main House 2110 sq ft (196 sq m)  
 Outbuildings 455 sq ft (42 sq m)  
 Total 2565 sq ft (238 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright Chapman Stickels

### Location

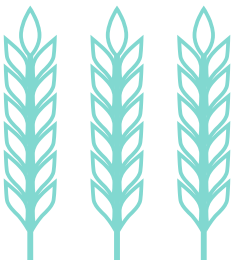
Kersey is widely regarded as one of the prettiest villages in Suffolk and has a fine church and public house. Most everyday needs can be found in the town of Hadleigh, about 2 miles to the south. The historic town of Lavenham is about 8 miles, Bury St Edmunds about 16 miles to the north, Sudbury about 9 miles to the west and Colchester, with mainline rail services to London, about 15 miles to the south. The County Town of Ipswich lies about 12 miles to the east, again with rail services to London Liverpool Street.

### Services

Mains water, electricity and drainage. Oil-fired heating

### Local Authority and Council Tax

Babergh & Mid Suffolk District Council  
Band G (2023)



### Chapman Stickels

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