



SPARROWS

Lower Layham | Suffolk



Chapman Stickels





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A CHARMING PERIOD HOUSE NESTLED IN A SECLUDED SHALLOW VALLEY WITH WOODLAND AND MEADOWS TO ALL SIDES

- Rear hall / boot room • Kitchen / breakfast room • Sitting room • Dining room •
- Utility room • Shower room • Landing • Four double bedrooms (with one ensuite) •
 - Family bathroom • Private gardens • Off-road parking •
- Detached Two-bay cart lodge • Further outbuildings • In all, 0.42 acres •

Hadleigh - 3 miles / Manningtree Station - 7 miles / Ipswich - 11 miles





The Property

Positioned on its own along a minor country lane, Sparrows is an attractive detached house which according to its Grade II Listing dates from the 18th century, although internally it appears to be earlier. The house has been subsequently extended to the rear (in the 1950's) as well as a more substantial addition to one side, which was built in the early-1990's.

The original front section comprises the main reception room, providing an abundance of exposed beams and a fireplace with wood burner. Beyond is the kitchen / breakfast room which provides a further fireplace with woodburning stove, work surfaces with integral appliances and numerous base and eye units.

The remaining reception space is the twin aspect dining room with French doors leading onto the rear patio.

The first floor provides four double bedrooms, where bedrooms two and four form part of the original building with further exposed wall beams. All the rear rooms (on both floors) give delightful views over the gardens and fields beyond.

Sparrows can be described as a 'stand-alone' property which has no near neighbours, giving the property a great deal of privacy. The wonderful, secluded gardens are chiefly to the rear, which are completely private and consists of a paved terrace with large areas of lawn beyond interspersed with greengage and apple trees. The eastern section provides a large vegetable patch with a greenhouse and timber sheds. Ample off-road parking is to both sides of the house, where the main parking area gives access to a two-bay cart lodge and adjoining store. The boundaries are clearly defined, with a stream abutting the far western end. In all, the property covers some 0.42 acres.

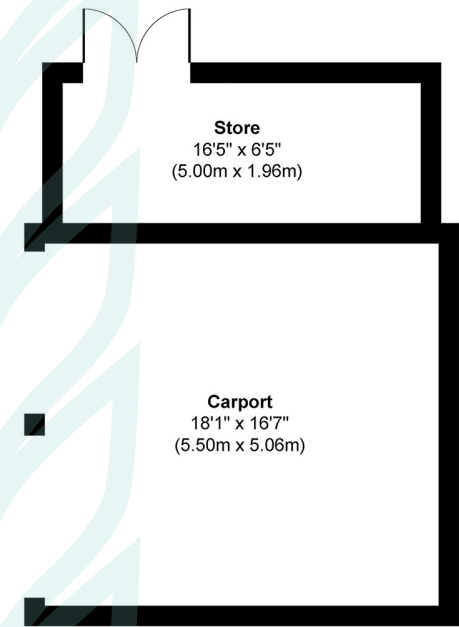
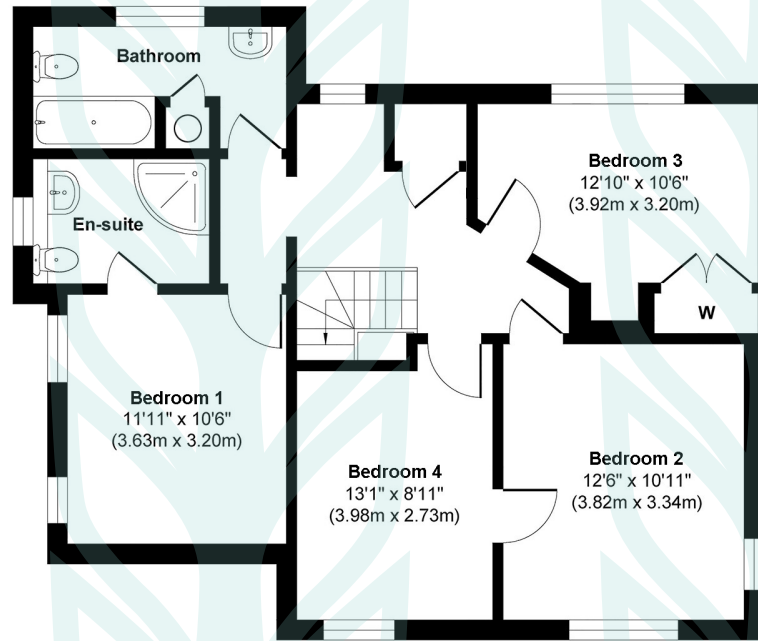
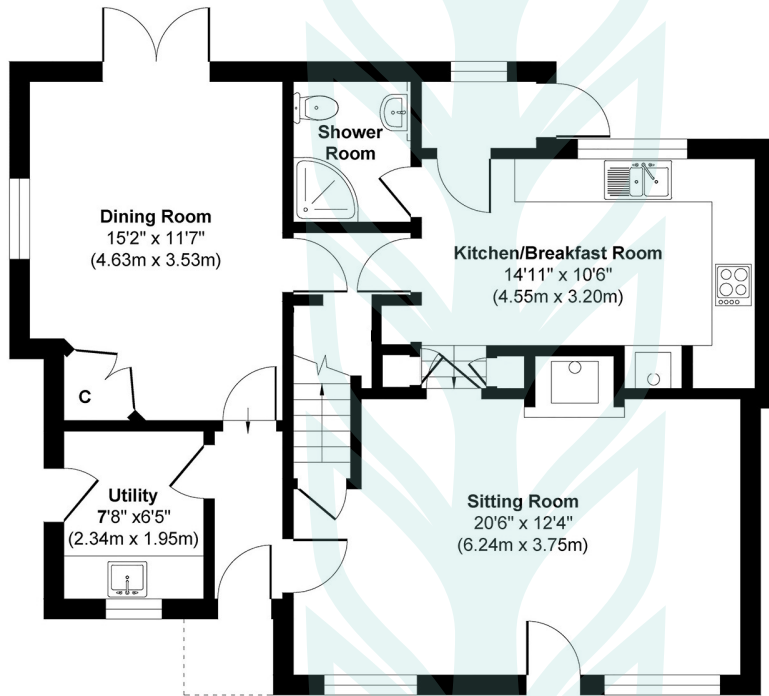
Location

Sparrows is located some 0.5 miles to the south of the village centre and occupies a tranquil setting. Lower Layham is situated in undulating countryside of the Brett Valley and the village provides a parish church, village hall and a public house. The popular market town of Hadleigh is approximately 5 minutes away by car and offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.





Sparrows, Stoke Road, Lower Layham IP7 5RB



Approx. Gross Internal Floor Area 1553 sq. ft / 144.29 sq. m.

Outbuilding 420 sq. ft / 39.03 sq. m

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

Services

Mains water and electricity are connected.
Private drainage. Oil fired heating.
Kitchen stove provides water to two radiators and supplements the hot water.

Local Authority and Council Tax
Babergh with Mid Suffolk District Council
Band F (2024)



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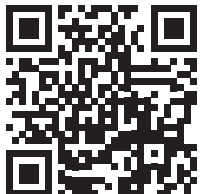
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