



# BLESSEM HALL

Wickerstreet Green | Suffolk



Chapman Stickels





## Chapman Stickels

A SUBSTANTIAL FAMILY HOUSE SET IN SOME 10 ACRES OF WONDERFULLY SECLUDED AND PRIVATE GROUNDS

- Porch / boot room • Entrance hall • Sitting room • Kitchen / dining room • Snug •
- Inner hall • Utility • Study • Pantry • Cloakroom • 5 Bedrooms (1 ensuite) •
- 2 family bathrooms • Workshop • Garage • In all, 10 acres •

Kersey - 1 mile / Boxford - 1 mile / Colchester - 10 miles / Ipswich - 10 miles





### The Property

The property is completely hidden from the road, Blessem Hall is a five bedroom detached house dating from 1976 and includes a substantial two storey 1990's extension, giving an overall floor area of 3,380 sq.ft.

The property is accessed either via the south facing front door or through a large boot room adjoining the drive. Entering Blessem Hall via the front door takes you into the hall with stairs and doors to the snug, kitchen/diner and a full width dual aspect sitting room with patio doors to the garden.

The large kitchen/diner with AGA, patio doors, has doors to halls and sitting room. From the spacious second hall doors lead to the boot room, utility room, cloakroom, study, garage/workshop and another staircase.

All first floor rooms are accessed from either staircase taking you to landings, 5 double bedrooms, bathroom and shower rooms. The main bedroom is dual aspect with a south facing balcony and ensuite. The two staircases mean the house could easily be adapted to create an annex.

Blessem Hall is approached via a concrete drive under a canopy of trees, with a front turning circle and ample off-road parking leading to the integral garage and several stores / outbuildings. Towards the western boundary is a substantial studio / cabin with electricity connected.

The 10 acres of land extend broadly to the east and north. The current owners have managed the land for 34 years to maximise biodiversity. The result is an oasis for wildlife, a mosaic of wildflower meadows, ponds, rough grassland and areas of native trees. The site is home to the endangered Hazel Dormouse. The owner allows Suffolk Wildlife Trust to monitor these animals as part of a long-term study.

### Agents Note

An additional 5.75 acres is available by separate negotiation.

### Location

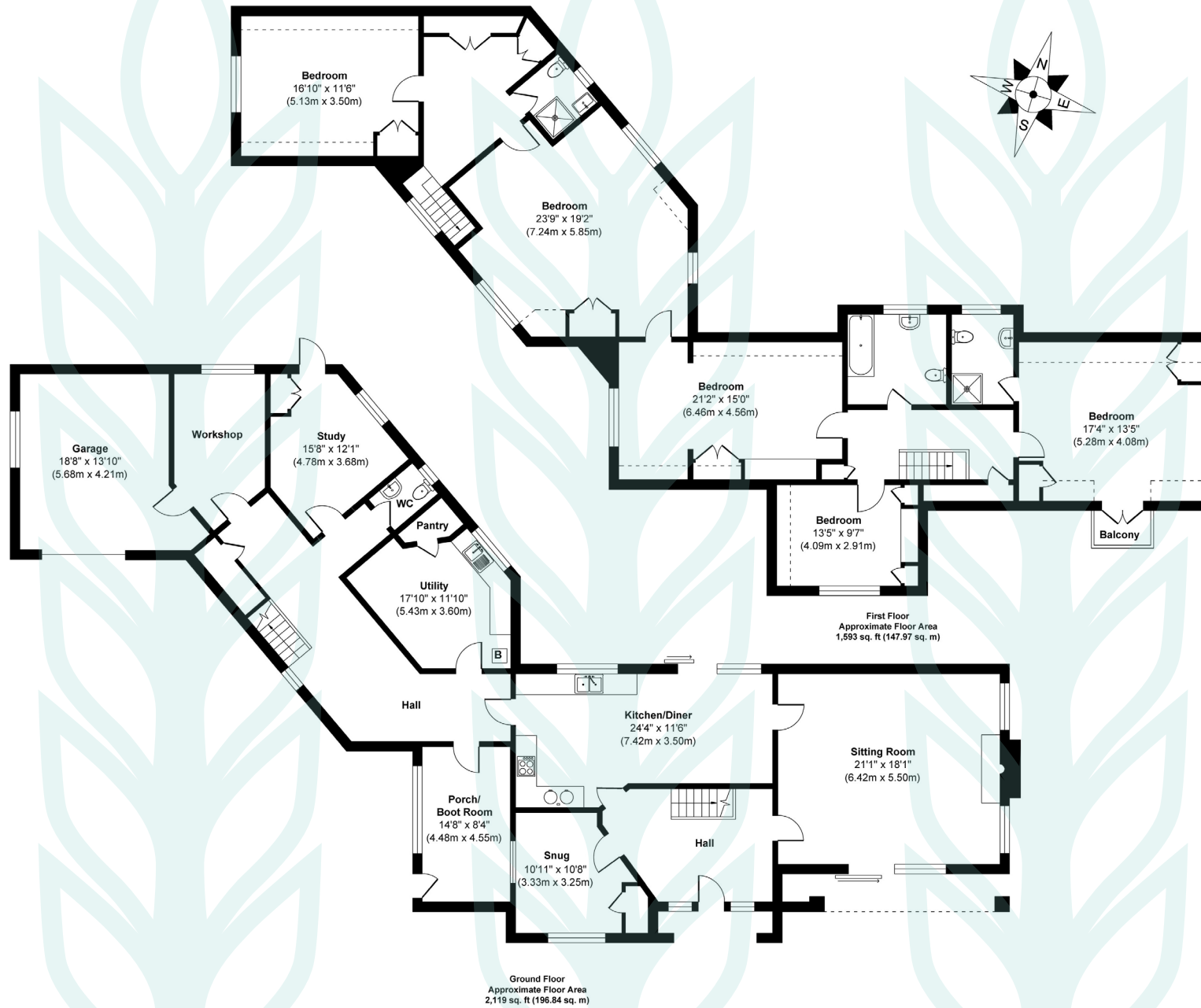
Located one mile equidistant from Kersey and Boxford, Wicker Street Green is a picturesque rural hamlet of individual properties of differing eras. Boxford is a popular village, which also favours the commuter, offering a wide range of amenities including local shops and post office, Doctor's Surgery, pub, and primary school. The 36-hole Stoke-by-Nayland Golf and Health Club lies about 2 miles away, as well as outstanding restaurants in nearby Lavenham and Stoke-by-Nayland.

What3Words: [//chaos.vitals.geese](https://www.what3words.com/chaos.vitals.geese)





# Blessem Hall, Wicker Street Green, Suffolk, IP7 6EY



**Approx. Gross Internal Floor Area 3,712 sq. ft / 344.81 sq. m. (Including Garage)**

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### Services

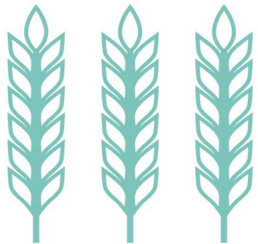
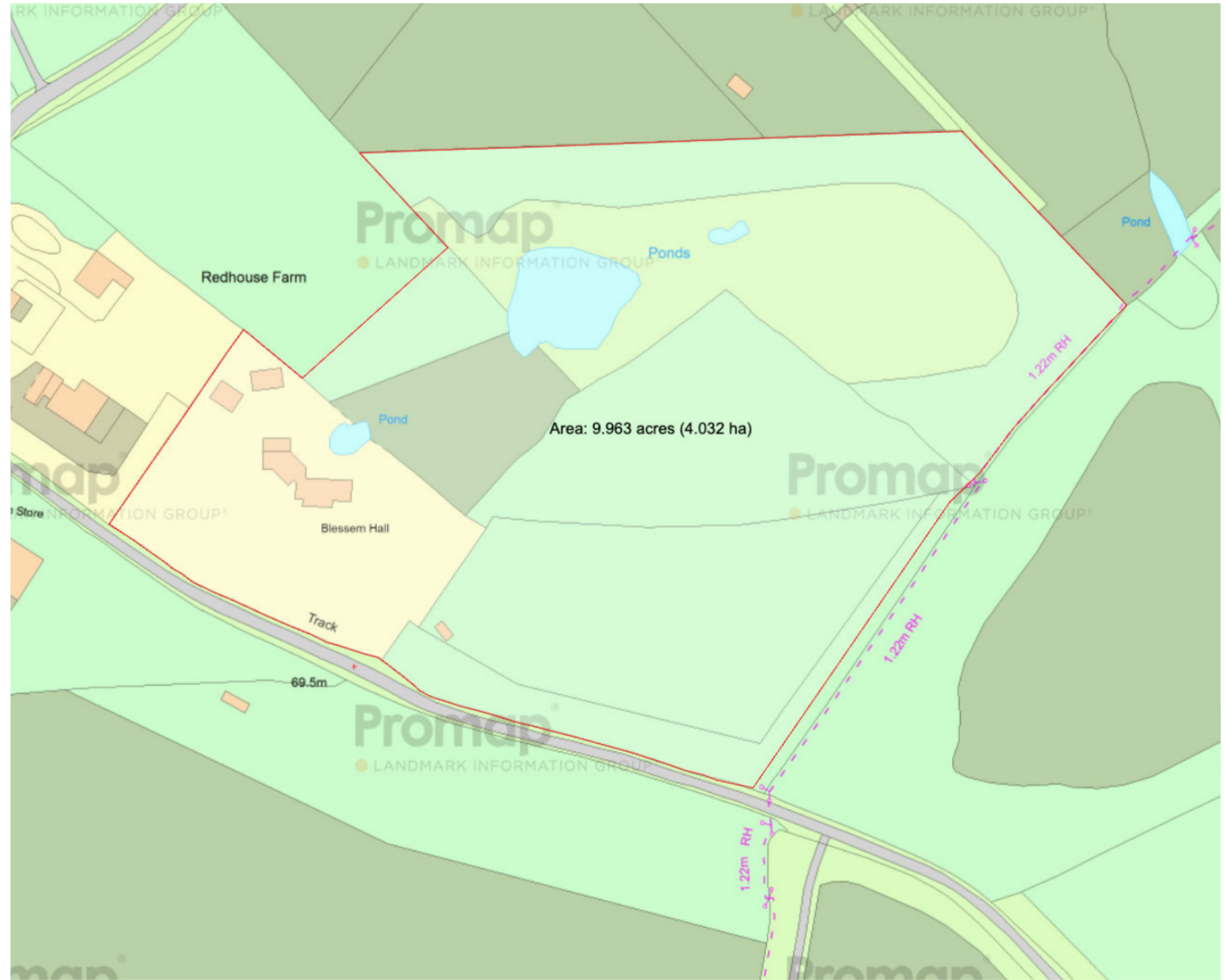
Mains water and electricity are connected. Private drainage via a Klargester treatment plant. Oil fired central heating. Full Fibre Broadband.

### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council.  
Band E (2024)

### EPC Rating

Current D (60). Potential C (79).



### Chapman Stickels

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