



LAUREL COTTAGE

Monks | Leigh | Suffolk



Chapman Sticks

LAUREL COTTAGE CHURCH HILL MONKS ELEIGH IP7 7JQ

Hadleigh - 6 miles
Sudbury - 8 miles
Ipswich - 14 miles

- Snug • Living room • Kitchen/dining room •
 - Utility room • Study • Cloakroom •
- Two double bedrooms • Family bathroom •
 - Front and rear gardens • Outbuildings •

The Property

Laurel Cottage is an idyllic mid-terrace property that overlooks Monks Eleigh's picturesque green. The property has been sympathetically updated since 2017 by the current owners, whilst preserving a wealth of period charm. Set back from Church Hill by a picket fenced front garden, the cottage opens into a snug with brick floor, exposed timbers and fireplace with oak bressummer. Open studwork leads to the living room, featuring further exposed timbers and a red brick inglenook fireplace with woodburner. The kitchen/dining room has a high vaulted ceiling with exposed beams and plenty of integrated appliances, including Bosch fridge/freezer and dishwasher, as well as a 5-ring Rangemaster. The adjoining utility room has wall-mounted storage and worktops, with a washing machine/dryer. A study and cloakroom lie adjacent.

Upstairs provides two double bedrooms and a bathroom. The front landing and bedroom 1 enjoy views over the village green. Bedroom 1 is fitted with full height wardrobes across one wall, and additional views of the secluded rear garden. The second bedroom also has integrated storage and attractive views over the garden.

Outside

Glazed double doors from the dining room lead onto a paved terrace, with steps leading up to the lawn, which is bordered by established shrubs and flower beds. A

A CHARACTERFUL GRADE II LISTED COTTAGE SITUATED WITHIN THE POPULAR VILLAGE OF MONKS ELEIGH



circular hedge feature with brick surround leads to two garden sheds and a greenhouse with decking, as well as a further brick paved seating area. One of the outbuildings could easily be adapted to make a garden room.

Location

Monks Eleigh is a very attractive village set within the south Suffolk countryside, with the popular Swan public house and community shop / post office located within walking distance of the property. Bridge Farm Barns is also within walking distance of Laurel Cottage, and boasts numerous independent retail businesses including arts and antiques shops, a garden centre and tea rooms. In addition, the popular village hall hosts fantastic functions, including numerous classes and seminars. The excellent Hollow Trees Farm Shop is nearby with the market towns of Hadleigh and Sudbury both within easy reach.

Services

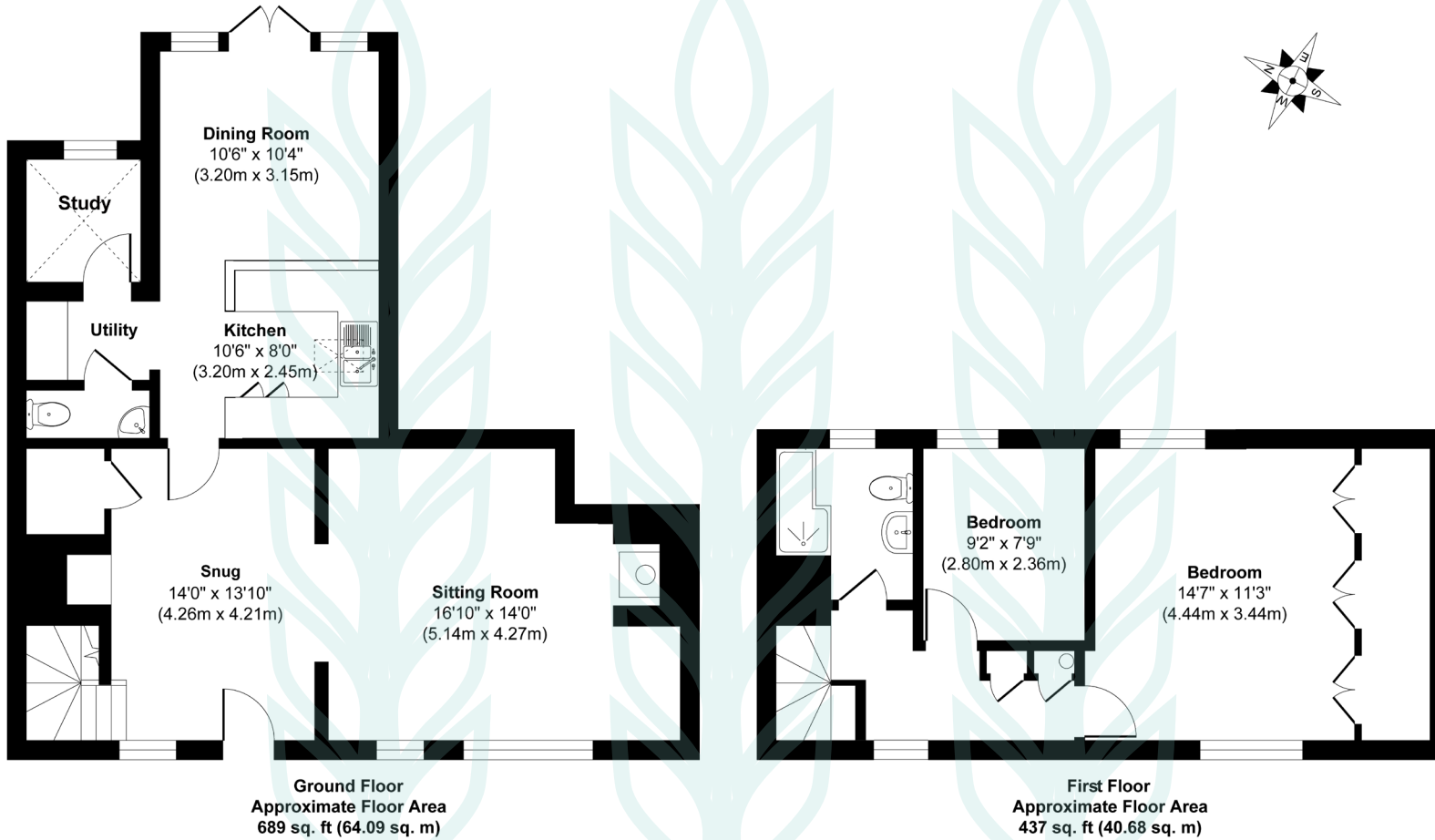
Mains water, electricity and drainage. Electric heating to radiators. Underfloor heating to kitchen/dining room.

Local Authority and Council Tax Band

Babergh District Council
Tax Band D



Laurel Cottage, Church Hill, Monks Eleigh, IP7 7JQ



Approx. Gross Internal Floor Area 1126 sq. ft / 104.77 sq. m.
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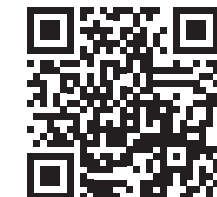
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