



# TYE HOUSE

Hadleigh | Suffolk



Chapman Sticksels





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AN IMPOSING GRADE II LISTED TOWN HOUSE LOCATED IN THE CENTRE OF HADLEIGH TOGETHER WITH WALLED REAR GARDENS, OFF-ROAD PARKING AND A CART LODGE GARAGE

- Entrance hall • Reception hall • Kitchen / breakfast room • Garden room •
  - Drawing room • Dining room • Utility room • Cloakroom • Cellar •
- Store room • Landing • Four ensuite double bedrooms • Dressing room •
  - Walled gardens • Off-road parking • Cart lodge garage and store •
  - In all, 0.136 acres •

Ipswich – 9 miles / Manningtree - 10 miles / Colchester - 15 miles





**The Property**  
Prominently positioned in the town centre, Tye House is arguably one of the most distinguished period houses in Hadleigh. Architecturally, the house appears to be inherently of 18th century origin, but parts of it are much older.

Totalling some 4,260 sq.ft the accommodation is extensive, where all rooms on both floors encircle a magnificent central reception hall and landing, with a glazed atrium directly above providing plenty of natural light to the core of the house.

To the rear, the impressive kitchen / breakfast room provides stylishly designed cabinetry, with integral appliances and extensive worksurfaces of white composite stone, which includes the central 'island' top with twin butlers sink. A set of glazed double doors lead into the extensive garden room which spans the entire width of the house, with a vast window range and two sets of glazed double doors leading onto the rear garden.

The garden room also adjoins the formal drawing room which has notable, well-preserved ornate plaster coving and ceiling rose, as well as a central open fireplace with marble surround and mantle.

The remaining reception rooms are to the front, consisting of the formal dining room with a further fireplace, as does the adjacent snug / tv room.

On the first floor, the two main bedrooms are to the rear which are particularly spacious, and both enjoy views over the entire garden. Bedroom three and four are to the front, with bedroom three providing a separate dressing room. All four double bedrooms are served by their respective shower / bathrooms, which are all presentable white suites.

Outside, the private walled garden (south-west) is thoughtfully designed and well-maintained, which consists of a flagstone rear terrace with a central shingle path flanked by two areas of lawn, as well as established flower and shrub borders. Beyond is the driveway which offers ample off-road parking, with a double bay cart lodge and an adjacent lock-up store set to one corner. The outbuilding also offers a useable first floor, which could be converted into an office / studio.

To the far western boundary, twin timber electric gates lead onto a minor private road providing vehicular access onto Pound Lane, which in turn leads directly onto Hadleigh High Street.

**Services**  
All mains services are connected.

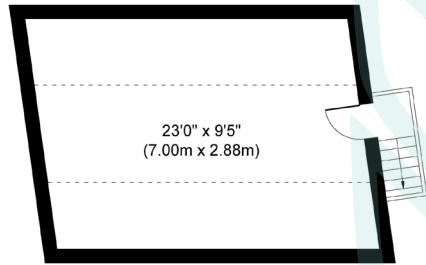
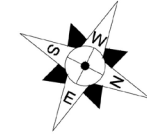
**Location**  
Hadleigh is a very popular historic market town situated about 9 miles from Ipswich, 9 miles from Manningtree and about 14 miles from Colchester – all having main line services for London's Liverpool Street station. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

**Local Authority and Council Tax**  
Babergh & Mid Suffolk District Council.  
Band C (2024)

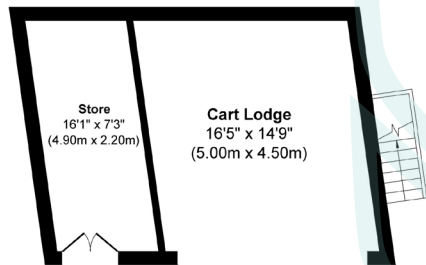




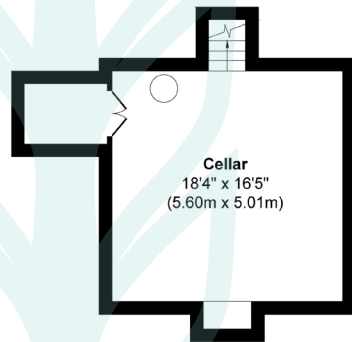
# Tye House, 95 High Street, Hadleigh, IP7 5EJ



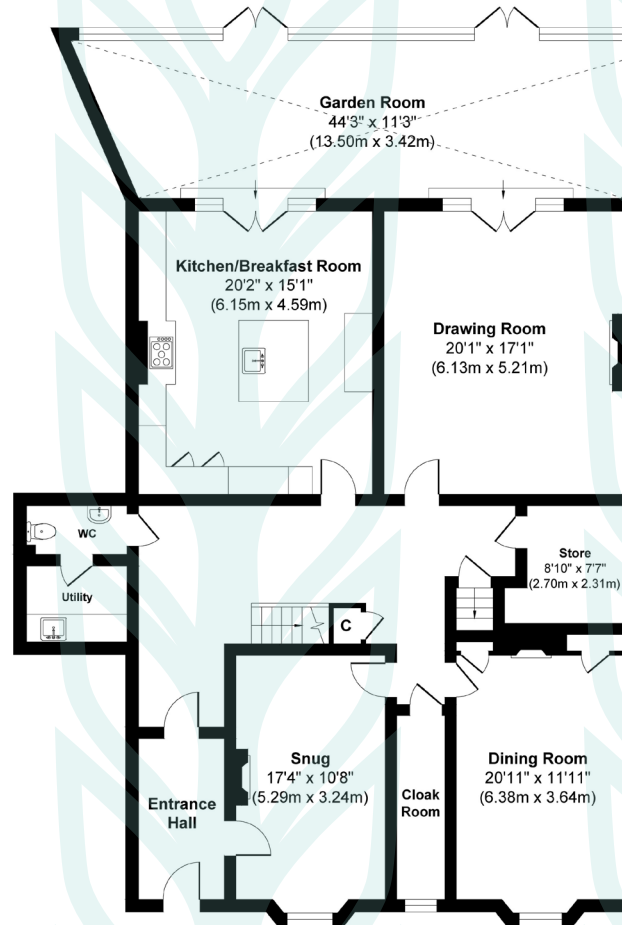
**Outbuilding First Floor**  
Approximate Floor Area  
377 sq. ft (35.00 sq. m)



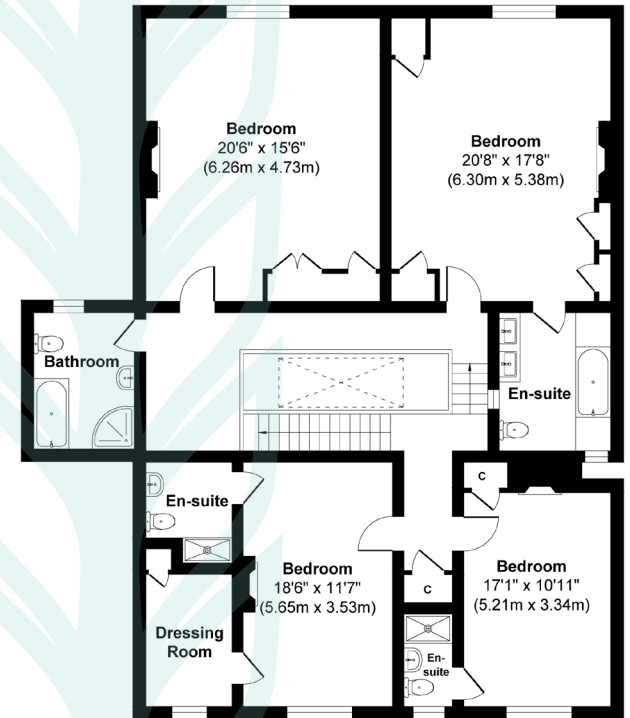
**Outbuilding Ground Floor**  
Approximate Floor Area  
377 sq. ft (35.00 sq. m)



**Cellar**  
Approximate Floor Area  
313 sq. ft (29.07 sq. m)



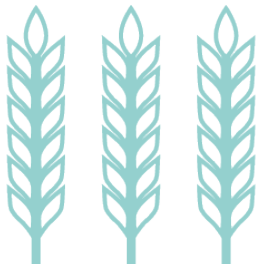
**Ground Floor**  
Approximate Floor Area  
2255 sq. ft (209.54 sq. m)



**First Floor**  
Approximate Floor Area  
1691 sq. ft (157.09 sq. m)

**Approx. Gross Internal Floor Area 4259 sq. ft / 395.70 sq. m.**

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