



# PIPKIN HOUSE

Upper Layham | Suffolk



Chapman Stickels







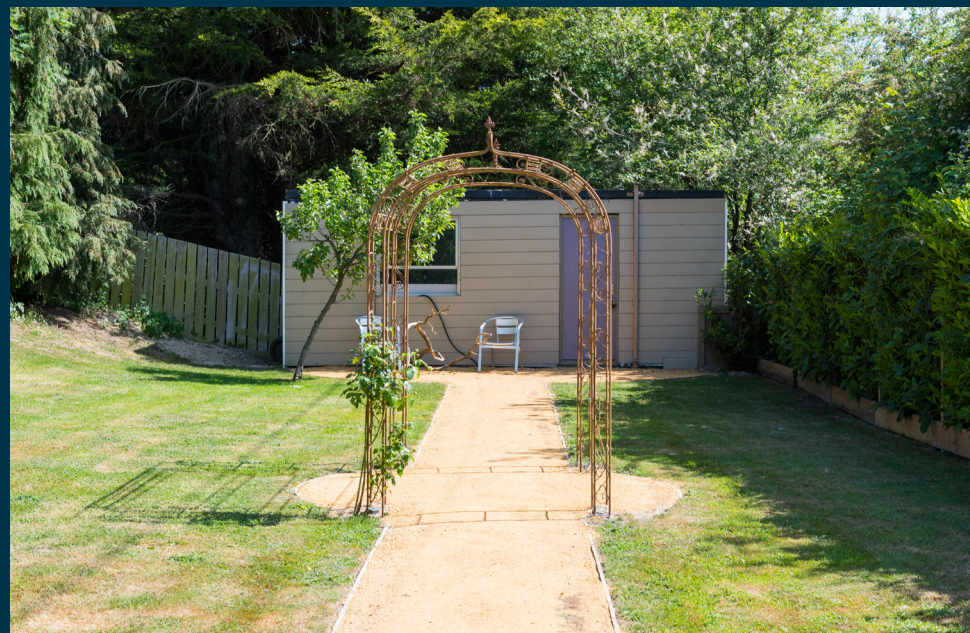


Chapman Stickels

A SUBSTANTIAL DETACHED HOUSE MODERNISED AND UPGRADED TO A HIGH STANDARD TOGETHER WITH GARDENS APPROACHING 0.7 ACRES

- Entrance hall • Cloakroom • Front sitting room • Study • Sitting / dining room •
- Kitchen • Pantry • Utility room • Rear lobby with stores • Garden room •
- Five bedrooms including Principal Suite with balcony • Three bathrooms •
- Off-road parking • Integral garage • In all, 0.72 acres •

Hadleigh - 1.1 miles / Manningtree Station - 8.3 miles / Ipswich - 9 miles









## The Property

Occupying an elevated, 'stand-alone' setting on the Hadleigh side Layham, Pipkin House is a substantial five-bedroom detached home which has been extended and modified to a high standard. The décor throughout is presented to a stylish and contemporary edge, which has much appeal.

Covering some 3,200 sq.ft, the extensive accommodation provides a practical and pleasing family layout. Accessed via a wide and welcoming front hall, the central kitchen is fitted on four walls with white quartz work surfaces with numerous units and appliances.

The open plan layout leads through to the impressive rear sitting / dining room, with numerous windows giving panoramic views over the rear garden. The adjacent garden room provides a similar vista, with additional food preparation and dining areas, as well as further access onto the gardens.

The remaining reception rooms consists of the central study, which leads into the sitting / family room with additional access onto the southern dining part of the garden.

Between the kitchen and the integral garage is the utilitarian areas, with further work surfaces and numerous stores which includes a large front pantry.

Set around a central landing, all bedrooms provide further elevated views over the gardens and adjacent countryside – particularly to the front which overlooks the Brett Valley. Bedrooms 2 and 3 provide ensuites, where bedroom 4 offers a large walk-in cupboard providing ample space to adapt into a further ensuite shower room.

Of particular note is the impressive and particularly spacious main bedroom suite, which is stylishly fitted with central bath, 'his and hers' stone sinks and a large corner shower. To the end of the bedroom area is a set of double doors which lead onto a balcony, with steps leading onto the northern side of the garden.





Outside, the house is set well back from the road, forming a large front parking area with access to the integral garage. The completely private gardens surround the house on all three sides, which consist of large areas of lawn with various terrace areas which are ideal for outside entertaining. Linked to the southern end of the house is an open sided dining area with further terraces and a path leading to a detached outbuilding.

In all, the property covers some 0.72 acres.

Location

Set on the northern edge of the village, Upper Layham is a small, quaint village located some 1.5 miles from the popular market town of Hadleigh. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops. The town is 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.

Services

Mains water, electricity and drainage are connected. Gas central heating. Electric vehicle charger.

Local Authority and Council Tax

Babergh with Mid Suffolk District Council  
Band E (2025)



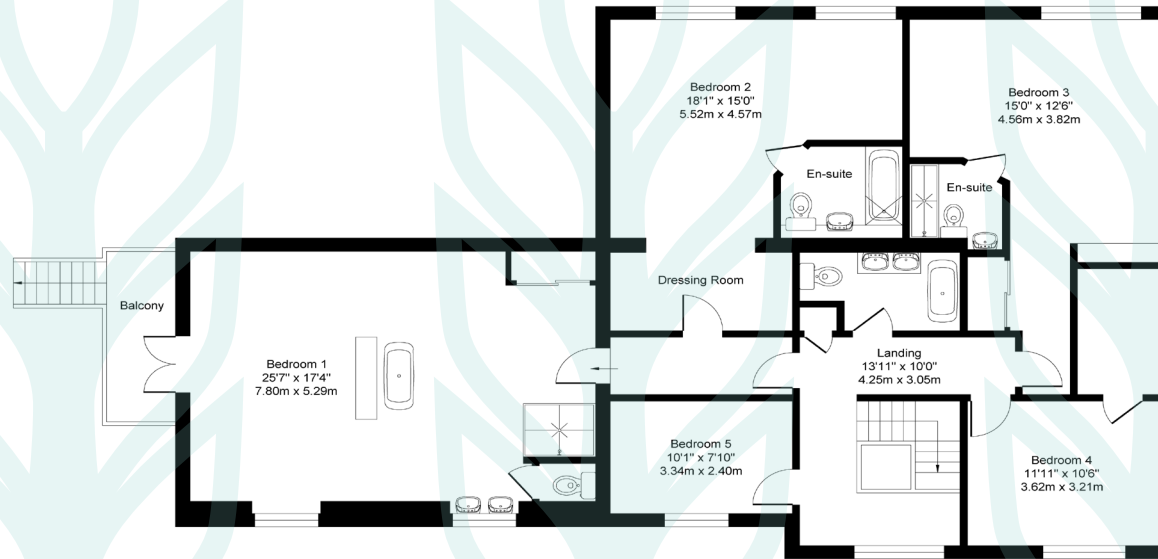


# Pipkin House, Pipkin Hill, Layham, IP7 5JS

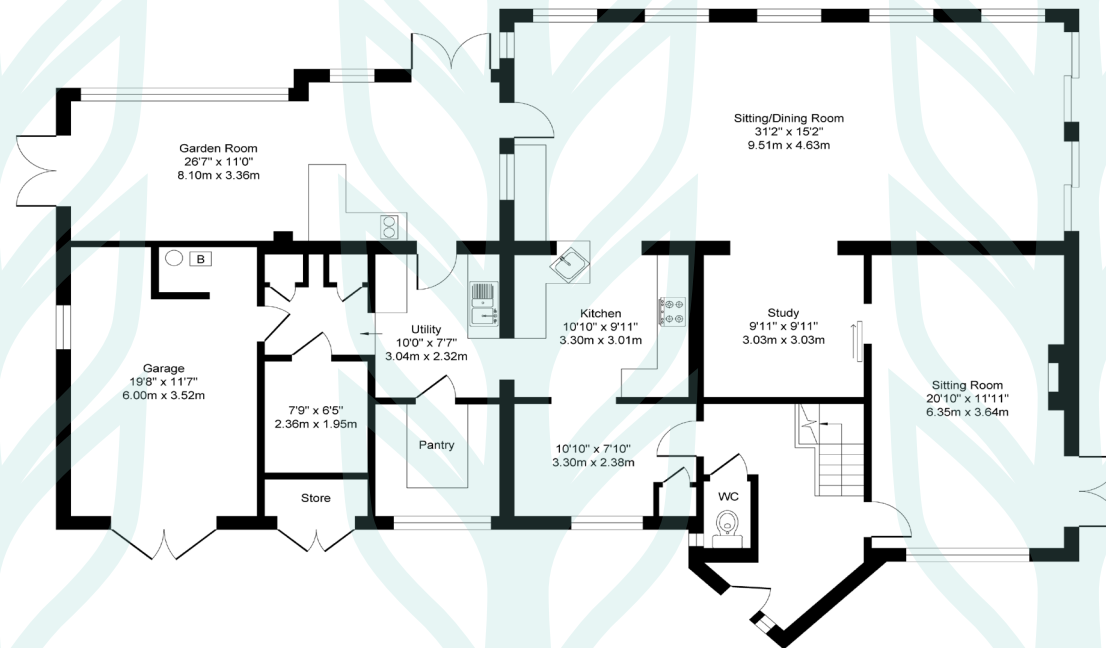
## Approximate Floor Area

Main House - 3192 sq. ft / 296.59 sq. m

Store + Garage - 233 sq. ft / 21.69 sq. m  
(Excluding Garden Room)



First Floor



Ground Floor





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