



HARDY HOUSE

Benton Street | Hadleigh | Suffolk



Chapman Sticks





Chapman Stickels

A SUBSTANTIAL VILLAGE HOUSE PRESENTED TO AN EXCEPTIONAL STANDARD TOGETHER WITH WONDERFUL LANDSCAPED GARDENS AND EXTENSIVE GARAGING

- Reception hall • Two sitting room • Dining room •
- Snug • Garden room / Snug • Kitchen / Breakfast room •
- Pantry • Cloakroom • Five double bedrooms •
- Dressing room • Two bathrooms • Triple Garage / Workshop / Carport •
- Landscaped gardens • In all, 0.26 acres •

Ipswich - 10 miles

Manningtree - 9 miles (London Liverpool Street from 59 minutes)

Colchester - 15 miles (London Liverpool Street from 49 minutes)





The Property

Previously two separate dwellings which merged in 2006 to its original form as a Suffolk Hall House, this impressive detached house dates to the 14th century.

Covering some 2,300 sq.ft, the accommodation provides an individual yet pleasing layout, with particular emphasis to all the principal rear rooms on both floors, which command fabulous westerly views over the entire garden with the Brett Valley beyond.

The current owners have made numerous improvements both externally and internally, which includes the reconfigured and recently updated Nouvelle kitchen, with work 'island' and numerous refitted units and integral appliances.

Further upgrades include stylishly fitted bathrooms which serve all six bedrooms, which are accessed via two independent stairs. If desired, the modern stud wall between bedroom five and the adjacent dressing room can be straightforwardly removed to form one larger bedroom.

Outside

The private, westerly facing garden is a particular feature, which is thoughtfully designed and beautifully presented which descend towards the Brett Valley. The current owners have adapted the immediate upper area to great effect, by extending the patio which now takes full advantage of the attractive westerly backdrop.

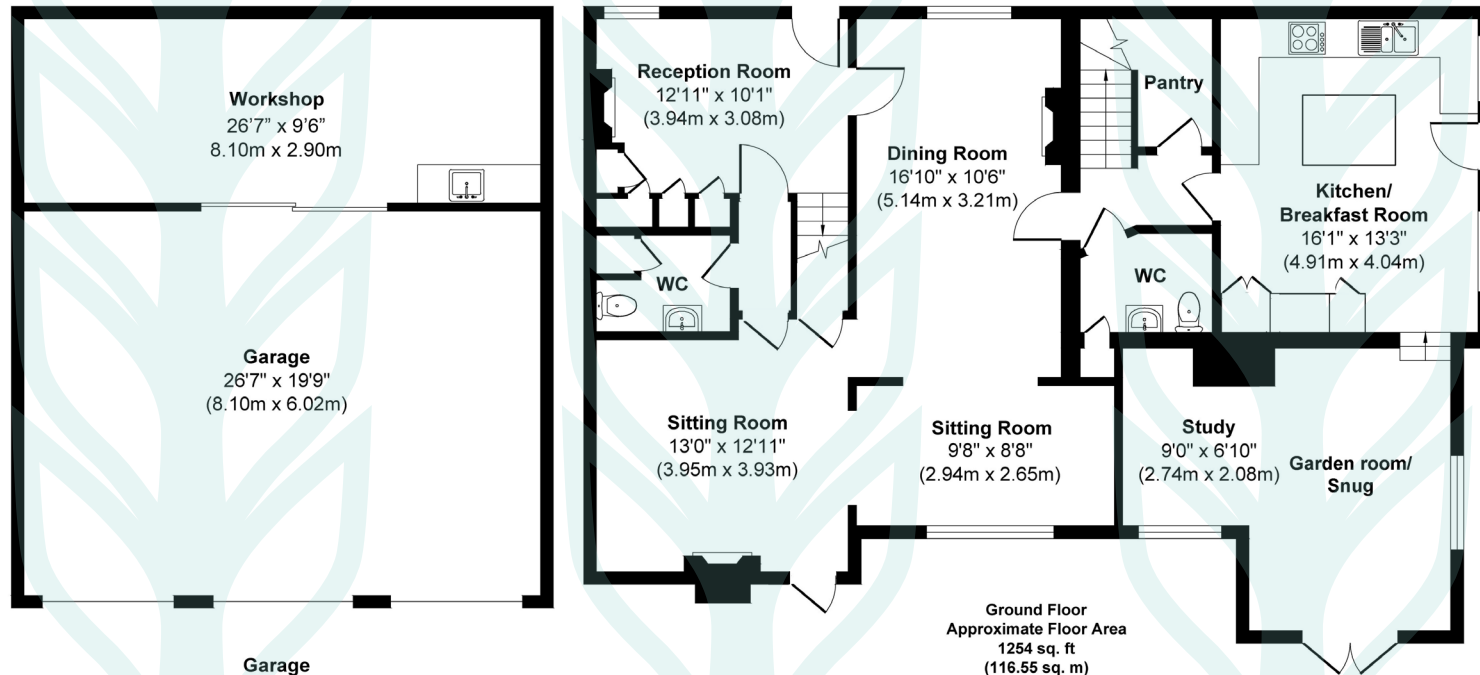
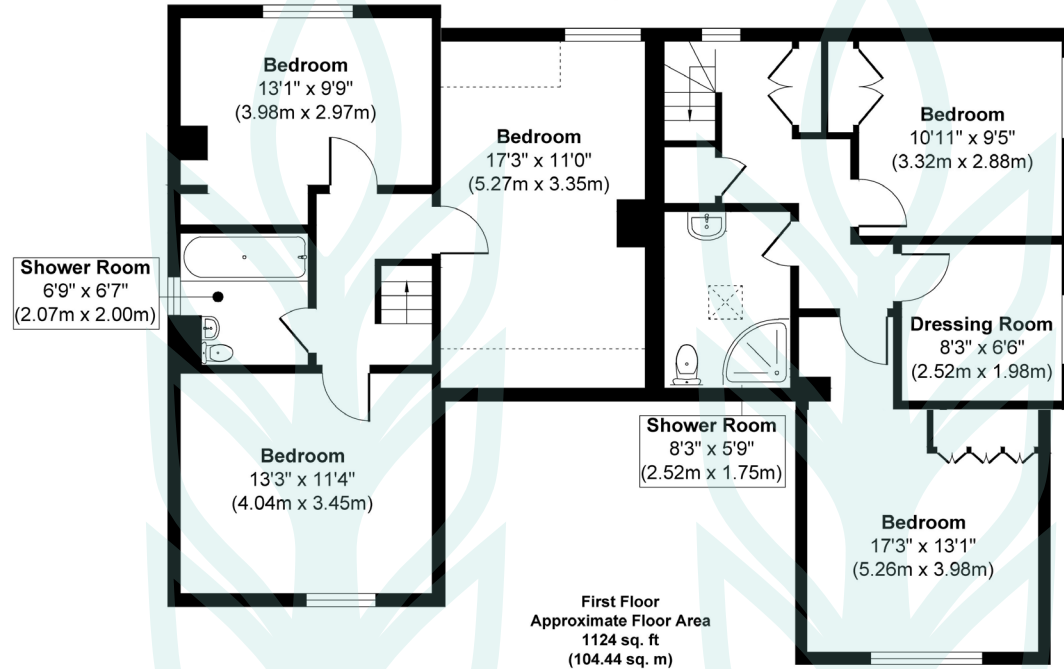
Vehicular access is via Tinkers Lane, providing parking for numerous cars which in turn gives access to a larger inner parking area. Beyond the carport and pergola is the detached triple garage and rear workshop, with roof terrace which utilises the outside space to great effect, whilst also screening 8 solar panels.

In all, the property covers some 0.26 acres.





Hardy House, 28-32 Benton Street, Hadleigh, IP7 5AT



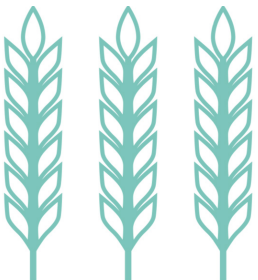
Approx. Gross Internal Floor Area 2378 sq. ft / 221.00 sq. m

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

Location
Hardy House is conveniently located close to both Hadleigh centre which is some 5 minutes' walk to the north and the Brett valley walks. Hadleigh is a very popular historic market town situated about 10 miles from Ipswich, 9 miles from Manningtree and about 15 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.

Services
All mains services are connected. External water supply and power to the garage and workshop. 2x 1200 litre water tanks for watering. 8 solar panels.

Local Authority and Council Tax
Babergh & Mid Suffolk District Council
Band F (2025)



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