



BRIDLE HOUSE

Holton St Mary | Suffolk



Chapman Stickels

BRIDLE HOUSE, HADLEIGH ROAD HOLTON ST MARY, SUFFOLK CO7 6NS

Manningtree - 5 miles

Ipswich - 8.8 miles

Colchester North Station - 9.6 miles

- Entrance hall • Cloakroom • Sitting room • Utility room •
- Kitchen / dining room • Three bedrooms (one ensuite) •
- Family bathroom • Garage • South facing gardens • Off-road parking •

The Property

Built in 2013 to a high specification, Bridle House forms part of just a handful of bespoke designed properties located on the edge of Holton St Mary, a small hamlet which lies south of Hadleigh, and north of Colchester providing excellent commuter links.

On entering the house, the spacious hall with Oak flooring gives a welcoming feel with the ground floor accommodation set around it. The sitting room offers a fireplace with an attractive inset wood burner and stone hearth with beautiful countryside views to the front. Further to this is a downstairs cloakroom, a utility room which is fully fitted with base and eye level units and sink, a storage cupboard to include controls for the downstairs underfloor heating, and space for washing machine and tumble dryer. To the rear of the house is a stunning open plan kitchen / dining room offering a comprehensive range of fitted base and eye level units with part granite and part solid wood worktops to include a Rangemaster oven with electric hob, Fisher & Paykel dishwasher, double butler sinks and an island unit.

The dining area has a relaxed feel, allowing plenty of natural light, and enjoys views over the beautifully kept, south facing garden with double French doors which open out onto the sun terrace.

On the first floor, a light and spacious landing leads to three double bedrooms and a family bathroom. Bedrooms one and two are fully fitted with ample integrated wardrobe space, and bedroom two has an en-suite shower room. All bedrooms enjoy countryside or garden views.

Outside, Bridle House is approached by a gravel drive where the parking area is defined by an attractive border stocked with trees and plants of interest and connected to the side of the house is a single garage with an electrically powered door and storage above.

To the rear of the house lies a beautifully presented garden consisting of lawn with a well-stocked border and a sun terrace spanning the rear of the house made of Indian Sandstone

A STYLISHLY PRESENTED DETACHED HOUSE WITH FAR REACHING COUNTRYSIDE VIEWS AND EXCELLENT COMMUTER LINKS



Location

Bridle House is conveniently located in the small village of Holton St Mary. Situated approximately 3 miles from East Bergholt and the National Trust's Flatford Mill, village hall and church. The village provides easy access to the A12, with Colchester just 10 miles away and main line services to London Liverpool Street in just 47 minutes.

Services

Air source heat pump (under floor heating on ground floor only). Heating on the first floor is supplied via wall hung radiators. Mains water and electricity are connected.

Local Authority and Council Tax

Babergh Council
Band E (2025)

EPC Rating

Current C (70). Potential C (79).



Bridle House, Hadleigh Road, Holton St Mary CO7 6NS

Approximate Floor Area
Main House - 1614 sq. ft / 149.93 sq. m
Garage - 206 sq. ft / 19.12 sq. m

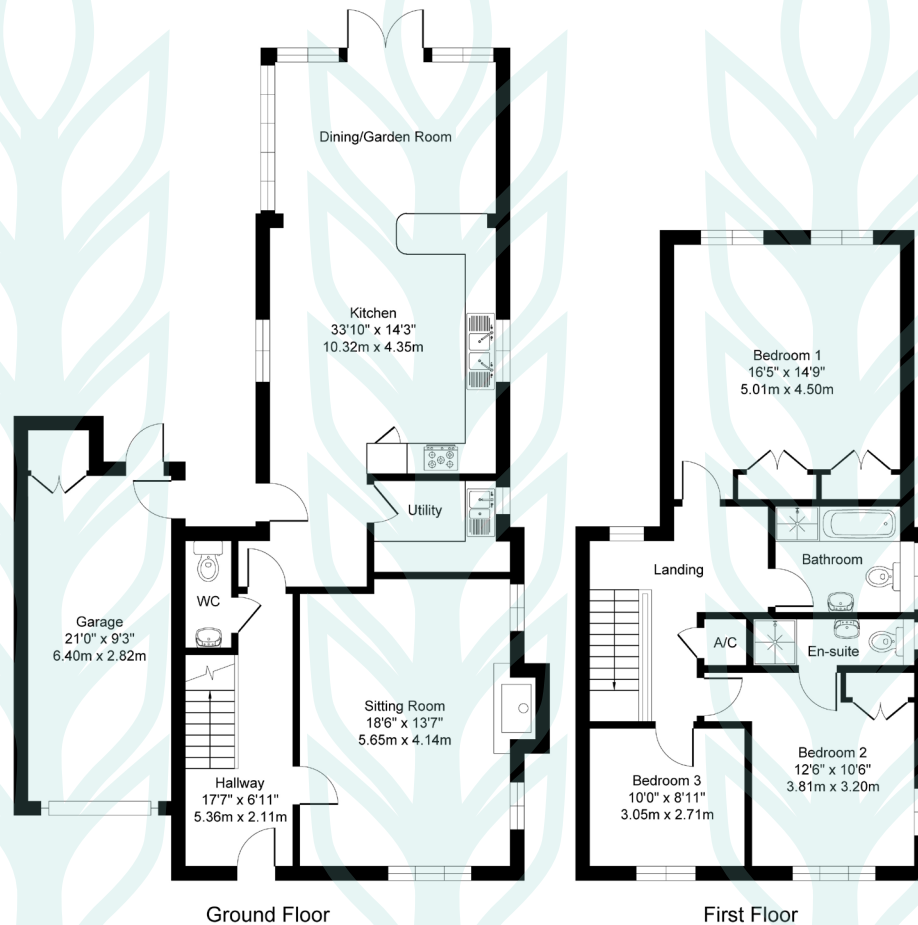


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