



HORSESHOES

Whatfield | Suffolk



Chapman Sticks

HORSESHOES, THE STREET WHATFIELD, IP7 6QN

Hadleigh – 2.5 miles / Ipswich – 11 miles / Sudbury – 13 miles

- Porch • Hall • Drawing room • Inner dining hall •
 - Sitting room • Utility / boot room • Study •
- Ground floor bedroom / family room • Bathroom • Landing •
- Four further bedrooms (with one ensuite and dressing room) •
- Family bathroom • Off-road parking • Gardens • In all, 0.26 acres •

The Property

Set well back in its 0.26-acre plot, Horseshoes is an attractive grade II listed period house which dates from the late 16th century. As its name suggests, the house was once the village pub which served Whatfield for decades, and as such Horseshoes is an historic landmark to the village.

The core of the ground floor reception space has a notable, open-plan arrangement, which chiefly comprises the former dining and seating areas to its previous use. To the rear is the kitchen, which is comprehensively fitted on three walls with a Smeg range cooker. The adjacent utility / boot room offers extensive storage space which was once the former barrel room / store. The remaining ground floor provides a further reception room / study and ground floor bedroom / family room with adjacent bathroom.

Via a central landing, the first floor provides four double bedrooms, where the main bedroom provides an ensuite bathroom and dressing room.

Outside, the property approached onto an extensive gravelled area, which provides ample off-road front parking. Offering good privacy, the garden extends on three sides which chiefly consists of areas of lawn which are interspersed with established hedges and trees.

Location

Whatfield is a village approximately 2.5 miles north from Hadleigh, which is a 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.

AN INDIVIDUAL PERIOD HOUSE DISCREETLY LOCATED IN THE CENTRE OF WHATFIELD



Services

Mains electricity, water and drainage. Oil fired central heating

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council

Tax Band F (2025)



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Approximate Floor Area
Main House - 2538 sq. ft / 235.81 sq. m

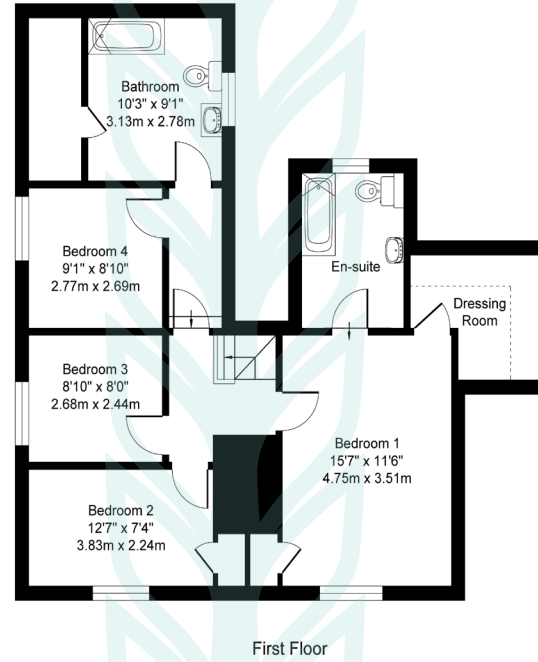
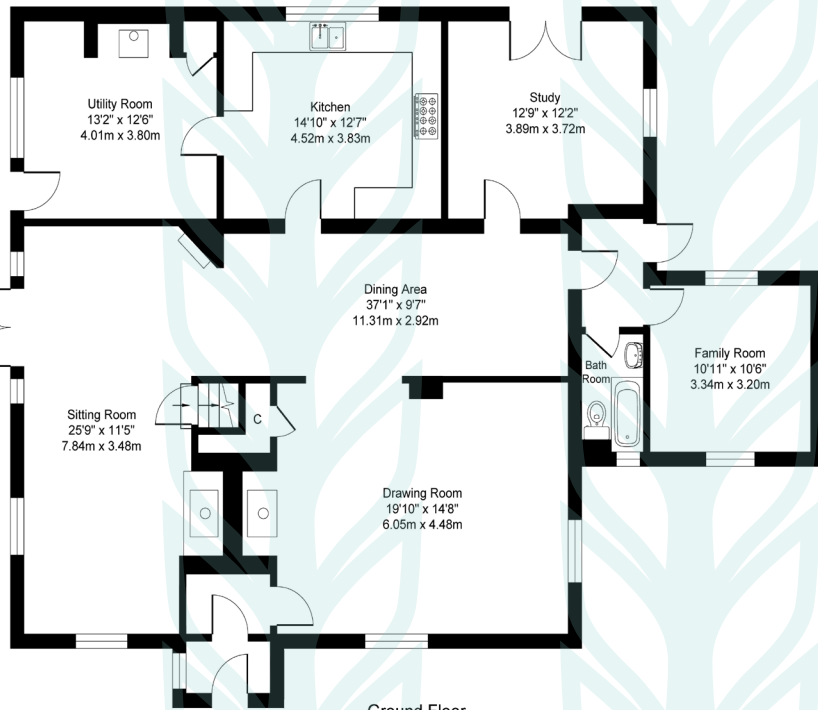


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