



# GREENFIELDS

Kersey | Suffolk



Chapman Stickels

# GREENFIELDS VALE LANE, KERSEY SUFFOLK, IP7 6EH

Hadleigh - 2 miles  
Ipswich - 11 miles

Colchester - 15 miles (London Liverpool Street from 48 mins)  
Manningtree - 12 miles (London Liverpool Street from 59 mins)

- Entrance hall • Sitting room • Kitchen •
- Three bedrooms • Bathroom • Off-road parking •
- Detached single garage • Gardens •
- Corner plot of around 0.16 acres •

## The Property

Attractively set on elevated ground to the south of the village centre, Greenfields comprises a three-bedroom detached bungalow which was built in the late 1960's.

Internally, the bungalow does require modernisation, however many of the previous fixtures and fittings have already been removed. Therefore, this gives a seemingly straightforward opportunity for the forthcoming purchaser to adapt, update and modify. There is also scope to extend.

The existing accommodation provides a spacious, full width sitting room with a central multi-fuel burner. The adjacent kitchen is fitted on three walls, with oil-fired boiler and additional access to the rear garden. The three double bedrooms are served by a bathroom, with a recently fitted shower cubicle.

Greenfields occupies a particularly attractive position, where the front picture windows take advantage of the views onto the picturesque green opposite, as well as the far-reaching rural views to the eastern aspect towards Aldham and Whatfield. The property also adjoins arable farmland on its entire western boundary.

Covering some 0.16 acres, the property forms a prominent corner plot, where the garden extends to all sides, together with off-road parking and a detached single garage.

## NO ONWARD CHAIN - A DETACHED BUNGALOW OCCUPYING A PROMINENT SEMI-RURAL POSITION WITH FAR-REACHING COUNTRYSIDE VIEWS



### Agents note

Covered by an insurance claim, remedial works have been completed to parts of the front façade, due to clay shrinkage subsidence. The cause was from an existing oak tree, which is located on the neighbouring green.

To inhibit any further structural movement, a 'lime soil root barrier' has been set close to the front northern boundary beech hedge, which will prevent any further root encroachment. The structural report, which fully details the completed remedial works, is available by request.

### Location

Kersey is widely regarded as one of the prettiest villages in Suffolk and has a fine church and public house. Most everyday needs can be found in the town of Hadleigh, about 2 miles to the south. The historic town of Lavenham is about 8 miles, Bury St Edmunds about 16 miles to the north, Sudbury about 9 miles to the west and Colchester, with mainline rail services to London, about 15 miles to the south. The County Town of Ipswich lies about 12 miles to the east, again with rail services to London Liverpool Street.

### Services

We understand mains water, drainage and electricity are connected. Oil fired central heating, however, the previous radiators have been removed. The absence of radiators has largely caused the property's current EPC rating.

### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Band D (2025/6)

### EPC Rating

Current G (11). Potential E (53).



# Greenfields, Vale Lane, Kersey, Suffolk, IP7 6EH

## Approximate Floor Area

Main House - 960 sq. ft / 89.21 sq. m

Garage - 159 sq. ft / 14.80 sq. m

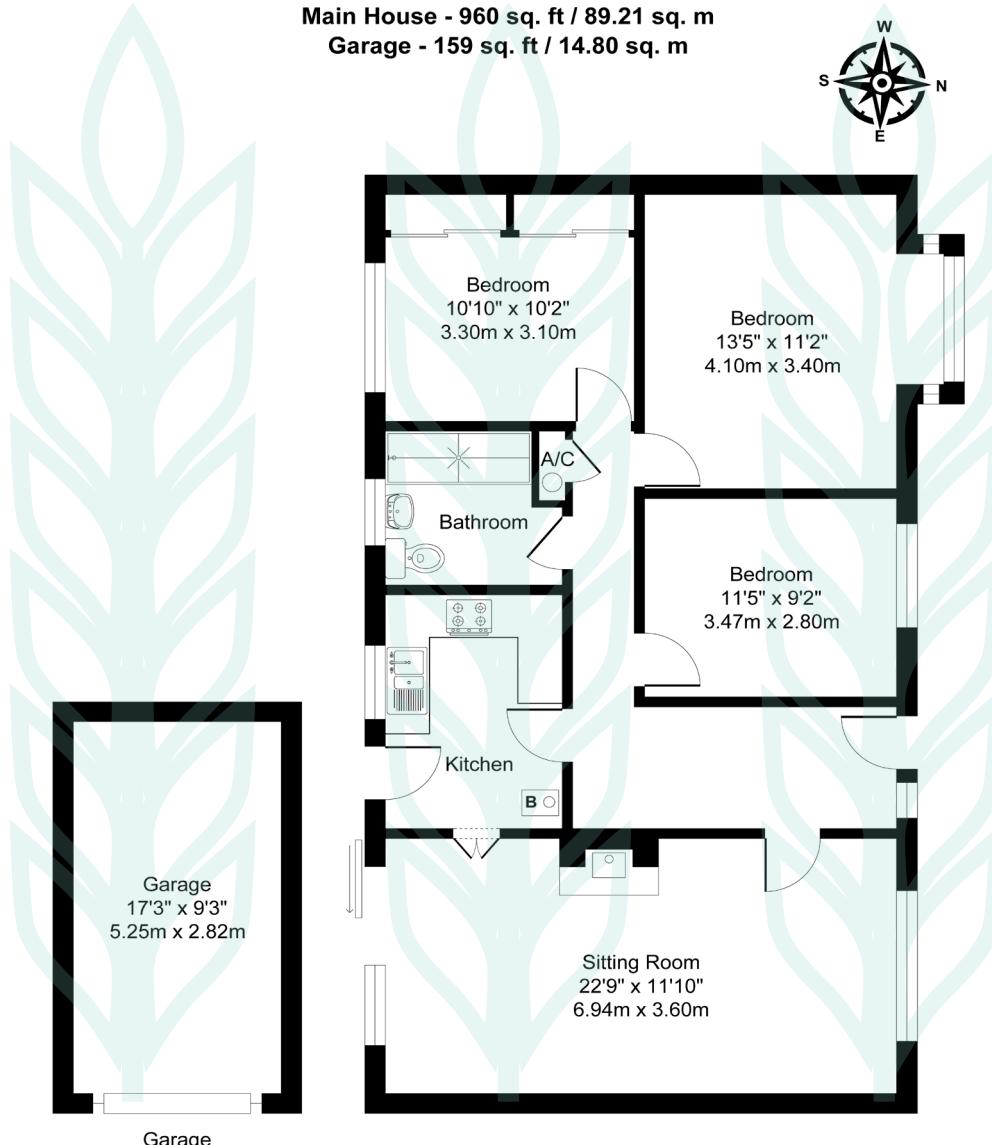


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## Chapman Stickels

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

[info@chapmanstickels.co.uk](mailto:info@chapmanstickels.co.uk)  
[www.chapmanstickels.co.uk](http://www.chapmanstickels.co.uk)

01473 372 372

## All enquiries:

**Benedict Stickels**  
[ben@chapmanstickels.co.uk](mailto:ben@chapmanstickels.co.uk)

**Cleo Shiel**  
[cleo@chapmanstickels.co.uk](mailto:cleo@chapmanstickels.co.uk)



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