



# CharlesWright

PROPERTIES

Selling Properties the Wright Way



## Cheriton House

Chattisham, Ipswich, IP8 3PY

**Guide price £675,000**



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## Description

A beautifully presented detached family home located in the charming rural village of Chattisham, enjoying uninterrupted views across open farmland. This spacious residence has been meticulously maintained and features a recently installed, custom-built bespoke kitchen. The interior is bright and airy throughout, with the house centrally positioned within approximately a quarter of an acre of landscaped gardens, benefitting from a desirable south-facing rear aspect.

## Location

Situated in the peaceful village of Chattisham, the property offers the tranquillity of countryside living while remaining well-connected. Excellent road links provide convenient access to the Midlands, London and Stansted Airport. For commuters, Manningtree railway station is a short drive away, offering direct services to London Liverpool Street. The area is served by reputable schools in Hintlesham and Hadleigh, and leisure amenities including Hintlesham Hall Hotel, Spa and Restaurant, and Hintlesham Golf club. The market town of Hadleigh is 5 miles distant, offering a range of independent retail outlets, sporting and recreational facilities.

## Entrance Hall

6'9 x 5'10 (2.06m x 1.78m) **stone tiled floor**  
Stone tiled floor, door to

## Reception Hall

13'1 x 9'8 (3.99m x 2.95m)  
Stairs to first floor, tiled floor, cloaks cupboard and door Shower Room

## Shower Room

8'10 x 6 (2.69m x 1.83m)  
Double glazed window to front, double shower cubicle low level wc and wash hand basin, chrome heated towel rail.

## Sitting Room

21'1 x 12'11 (6.43m x 3.94m)  
Double glazed window to front and side and sliding patio doors to rear garden, Nestor Martin log burning stove on a slate hearth.

## Dining Room

15'9 x 9'10 (4.80m x 3.00m)  
Double glazed windows to side and patio doors to rear garden,

## Study

15'8 x 7'8 (4.78m x 2.34m)  
Double glazed window to front.

## Kitchen/breakfast Room

20'9 x 12 (6.32m x 3.66m)  
Double glazed window to rear, comprehensively custom made bespoke kitchen by Dean Harris, with sink unit set in an Iroko work tops and shaker style units comprising cupboards and drawers under and built in integrated dishwasher and Range Oven Stove, custom built double larder unit. Door to

## Utility Room

9 x 8'5 (2.74m x 2.57m)  
Double glazed window to rear, fitted with matching shaker style units incorporating sink unit with cupboards under further work tops with space for washing machine and tumble dryer, wall cupboard and eye level cupboard. Half glazed door to rear garden and door to garage.

## Landing

Double glazed window to front, access to loft and built in airing cupboard with pressurised tank.

## Bedroom One

13'3 x 10'10 (4.04m x 3.30m)

Double glazed window to rear, built in double doored wardrobe and store cupboard, door to

## Ensuite Shower Room

7'5 x 7 (2.26m x 2.13m)

Double glazed window to front, panelled bath with shower screen and shower attachment, low level wc and wash hand basin with cupboard below and heated towel rail.

## Bedroom Two

12'11 x 12 (3.94m x 3.66m)

Double glazed window to rear and fitted wardrobes.

## Bedroom Three

12'11 x 8'9 (3.94m x 2.67m)

Double glazed window to front and side.

## Bedroom Four

10 x 8'10 (3.05m x 2.69m)

Double glazed window to rear.

## Bathroom

7'6 x 5'5 (2.29m x 1.65m)

Double glazed window to front, low level wc, panelled bath, wash hand basin and heated towel rail.

## Outside and Gardens

The property is set back from the road behind twin double gates, with ample parking leading to an attached double garage (18'8 x 17'9). With well maintained gardens, spacious patio with covered timber pergola, large timber shed and wood stores. The gardens enjoy a southernly rear aspect with uninterrupted views over open farmland.

## Agents Notes

Services: Mains electricity and water are connected to the property. There is a private drainage and oil fired central heating.

Tenure: Freehold

EPC: Band D

Council Tax: Band F

Local Authority: Babergh District Council.



Road Map



Hybrid Map



Terrain Map



Floor Plan

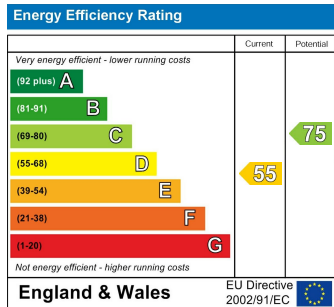


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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