



Bildeston Road, Chelsworth

Sheridans



Bildeston Road, Chelsworth IP7 7HS

Guide Price £995,000

Character four bedroomed Victorian house with gardens extending to 1.85 acres (sts) in an elevated setting on the edge of the village. The property is surrounded by formal gardens with a sheltered front porch area overlooking pond and further garden with mature fruit trees and stunning views.

Hill House is located in the extremely attractive village of Chelsworth which nestles in the Brett Valley between Bildeston and Monks Eleigh and is well known for its public house, The Peacock.

The property has been extensively renovated over the years and offers stunning family accommodation which in brief comprises; Glazed front door opening to spacious hallway with brick flooring with integral storage cupboards. There is a well planned utility room and cloakroom. The stunning living/kitchen area offers a versatile living space which has a delightful sunny aspect with bi fold glazed doors opening onto a wide paved undercover patio area.

The kitchen has an excellent range of units with integrated appliances and large central island unit with stone worksurfaces, 1½ bowl sink unit and breakfast bar seating. The kitchen and the living room area have ceramic flooring and there is a wide opening through to the living/dining area. This large room has a south and west facing aspect and a door leads onto the original garden hallway of the house which in turn leads through to a further sitting room with a brick open fireplace.

Stairs lead up to the landing with access into the principal suite comprising dressing area with range of fitted wardrobes and cupboards, stunning en-suite shower room and main bedroom area which has French doors onto a stunning balcony area from which there are lovely views across the garden and surrounding countryside.

The second bedroom has a dressing room area and the remaining two bedrooms are light and airy with views over the gardens. Opening off the landing is the refitted fully tiled family bathroom with slipper bath, separate shower and heated towel rail.

Outside

The property is set back from the road approached over a shingle drive to a parking and turning area which is surrounded by a double garage and range of outbuildings one of which houses the oil tank. There is an undercover patio area offering views over the gardens which are a particular feature extending in all to about 1.85 acres (sts). Well stocked formal gardens with mature shrubs and trees, a meadow, orchard and lovely natural pond. There is a greenhouse with power and decked patio area adjacent with further outbuildings. Further gravel area at the rear of the property which can be accessed from Parsonage Lane offering secure parking for several vehicles.

Location

Chelsworth is an extremely attractive village nestling in the Brett Valley between Bildeston and Monks Eleigh easily accessible to Stowmarket, 9 miles, Ipswich, 14 miles, Bury St Edmunds, 14 miles, Sudbury, 9 miles and Colchester, 20 miles. This location gives great flexibility to people wishing to work in nearby main centres and there are regular train services available from either Stowmarket or Colchester with a branch line connection from Sudbury. There are good local shopping facilities with an excellent farm shop in the next village at Semer and primary school and doctors surgery in Bildeston just a mile away.

Directions

On entering the village from Bury St Edmunds continue on the B1115. The Peacock Public House will be on your left hand side, continue up the hill and the property will be found on the right-hand side.

<https://what3words.com/handover.office.surround>

- Fabulous gardens of 1.85 acres (sts)
- Stunning Kitchen with Island
- Open Plan Living Area
- Sitting Room
- Principle bedroom with dressing room and en-suite
- Three further double bedrooms
- Utility Room
- Finished to High Specification
- Garages and outbuildings
- Bifold Doors Opening to Sheltered Patio

Services

Mains electricity, drainage and water. Heating - Oil fired central heating.

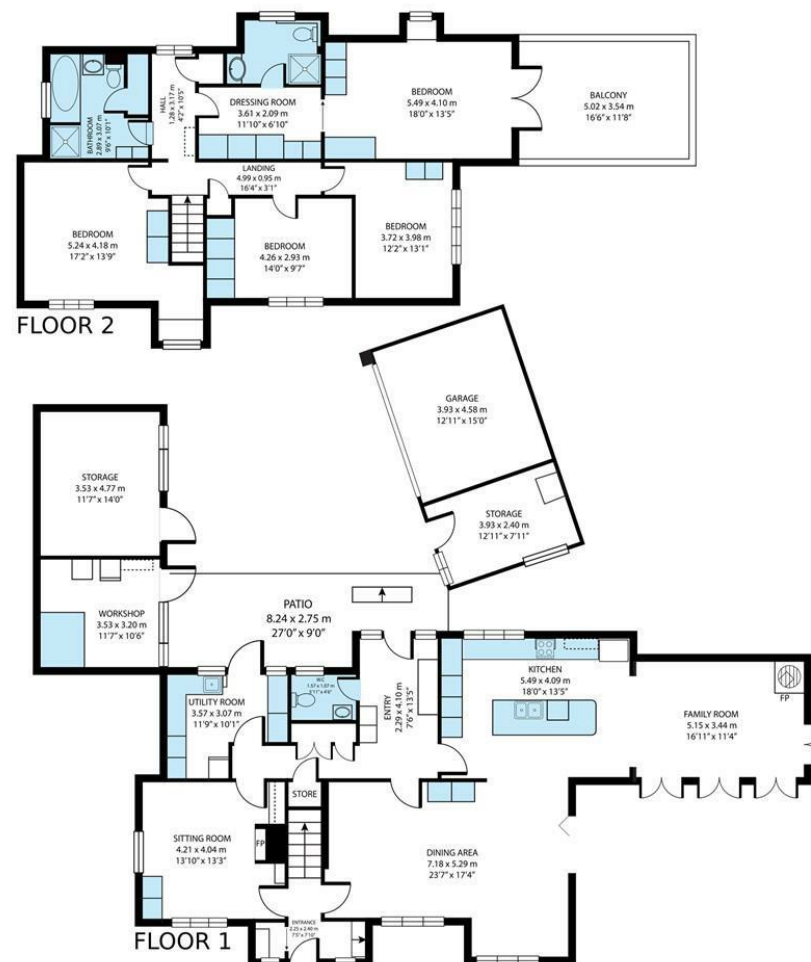
Council Tax: Babergh Band: F

Broadband speed: Up to 27 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk





Hill House, Bildeston Road, Chelsworth, England, IP7 7HS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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