



The Street, Monks Eleigh

Sheridans



The Street, Monks Eleigh IP7 7DU

Built in 2007 this outstanding detached four bedroom detached home can be found in the picturesque and highly sought after village of Monks Eleigh.

This stunning home offers you four bedrooms, five reception rooms and an amazing outside area. The immaculately presented accommodation in brief comprises: Entrance Door opening to entrance Hall with doors leading to, a downstairs cloakroom, a light and airy library floor-to-ceiling window offering riverside views with a door leading to a snug with has double doors out to the rear. The cinema room is an incredible space with LED lighting to coving and French doors leading to rear garden terrace. The kitchen/diner is fitted with stone effect worktop, matching island unit with ceramic hob and breakfast bar, integrated one-and-a-half sink with mixer tap and drainer, double eye-level oven, dishwasher and matching larder style units with space for a large American style fridge/freezer and drinks cooling fridges. Separate dining area and opening to the Orangery. The stunning extension offers floor-to-ceiling windows giving viewings over the rear garden. The utility/boot room can be accessed via the kitchen/diner and leads through to a storage room which can also be accessed from the main drive.

On the first floor the main bedroom has a part vaulted Juliet balcony which over looks the stunning views of the rear garden, with fitted wardrobes. With En-suite which is a three piece suite. Bedroom two also has a Juliet balcony, fitted wardrobes and door to En-suite. Two further bedrooms and a family bathroom finish off this stunning family home.

Outside

A five-bar gate opens onto a generous shingle driveway, offering ample off-road parking, turning space, and the convenience of an electric car charging point. With attractive river frontage, the

approach also features a useful outside store and provides direct access to the front entrance, along with a side gate leading to the rear gardens. The rear garden is a particular highlight, with a spacious terrace extending across the back of the property—accessed via French doors from both the cinema room and snug, as well as impressive bifold doors from the orangery, creating an exceptional flow between the interior and exterior living spaces. The remainder of the garden is mostly laid to lawn, framed by well-established raised borders on one side, mature shrubs and hedging on the other, and centred around two majestic willow trees. Set towards the far end of the garden is a charming log cabin bar, affectionately named 'The Riverside Arms' by the current owners. With power connected and space for white goods, this delightful addition features a sheltered bar area and raised decked terrace—an idyllic setting for entertaining, all with the tranquil backdrop of the river.

Location

Monks Eleigh is a pretty Suffolk village, bisected by the river Brett and surrounded by undulating countryside. There is a strong sense of community with well supported pub, shop, post office and Parish Church. The market town of Sudbury, 8 miles, provides a comprehensive range of amenities with a commuter rail service to London Liverpool Street, whilst the smaller town of Hadleigh stands about four miles to the East. Ipswich is 16 miles and provides access to the A14 and A12 trunk roads. The village itself has an award winning public house, a Post Office/village store and church. Lavenham and Bildeston provide daily shopping requirements, doctor and dental surgeries, restaurants, children's nurseries and primary schools. The nearby market towns of Sudbury, Bury St Edmunds and Hadleigh have more comprehensive shopping, educational and recreational facilities. Lavenham 3.6 miles, Hadleigh 4 miles, Sudbury 8 miles (London Liverpool Street station from 55 minutes, Ipswich 16 miles (London Liverpool Street station from 65 minutes)

Offers In Excess Of £700,000

- Four bedroom detached house
- 0.6 acres (sts)
- Immaculate family home
- Ample off road parking
- Cinema room
- Utility room, boot room and downstairs cloakroom
- Library/office and a snug
- Orangery
- Beautiful garden
- Two en-suites and a family bathroom

Directions

Heading into Monks Eleigh on the A1141 keep following the road, just after the bend that takes you onto the B1115 is a left hand turn and Riverside House can be found up on the right hand side.

Services

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

Council Tax: Babergh and Mid Suffolk District Council Band: F
Broadband speed: Up to 27 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Low



GROUND FLOOR
1557 sq.ft. (144.7 sq.m.) approx.

TOTAL FLOOR AREA : 2445 sq.ft. (227.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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