# ashleigh stone



Scrub Lane, SS7 2JE 4 Bedrooms Detached House Offers Over £850,000

To arrange a viewing call 01702 480 666

#### FOR SALE

Scrub Lane, SS7 2JE

Offers Over £850,000

Stylish Family Home in Prestigious Tree Lined Setting. Situated on one of Hadleigh's most sought-after roads, just a short walk from Hadleigh Castle, Country Park, and Belfairs Woods & Golf Course. This stunning four-bedroom detached home offers space, style, and exceptional lifestyle appeal.

Beautifully presented throughout, the home features a spacious lounge with log burner and plantation shutters, an impressive open plan kitchen/dining/family room with stone worktops, large island, feature fire and bifold doors to a generous rear garden. A utility room and sleek ground floor shower room add convenience.

Upstairs, four double bedrooms all include fitted wardrobes, with the master enjoying a vaulted ceiling and garden views. The family bathroom is modern and bright.

Outside, enjoy off street parking for multiple vehicles, a landscaped garden with patio areas, pergola and a fully powered summerhouse currently used as a bar and office, ideal for entertaining and remote work. A perfect family home combining elegance, comfort and lifestyle in a prime Hadleigh location.

















### Floor plans

**Ground Floor** 

## First Floor Entrance Garage Hall 4.11m x 2.72m (13'6" x 8'11") **Lounge** 5.31m (17'5") x 5.93m (19'6") max Bedroom 4 Bedroom 2 3.18m x 4.29m (10'5" x 14'1") 3.18m x 2.36m (10'5" x 7'9") Shower Room Bedroom 3 2.79m x 3.36m (9'2" x 11') **Bathroom** Utility 1.59m x 2.53m Room (5'3" x 8'4") Kitchen/Dining Room/Family Room 4.84m (15'11") max 0 0 x 10.52m (34'6") max 0 0 Bedroom 1 3.66m x 3.68m (12' x 12'1")

Total area: approx. 165.9 sq. metres (1786.0 sq. feet)

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