



**2 The Willows,
Monks Eleigh, Suffolk**

**DAVID
BURR**



2 The Willows, The Street, Monks Eleigh, Ipswich, Suffolk, IP7 7AU

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 village owned shop, post office, pub, village hall 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 4 miles to the East. Ipswich is 16 miles and provides fast access to the A14 and A12 trunk roads.

A charming Grade II listed period property situated within a highly regarded village with numerous attractive character features. Accommodation includes a sitting room with wood burning stove, an inner hall with a useful cupboard off and a kitchen/breakfast room with views over the garden together with two double bedrooms and a shower room. Outside, the property benefits from beautiful and particularly generous south facing gardens arranged into two distinct areas and with a view over woodland beyond. **OFFERED WITH NO ONWARD CHAIN.**

A two bedroom character cottage in a picturesque village with generous south facing gardens.

Stable door leading to:

SITTING ROOM: A charming room with exposed ceiling beam, brick fireplace with oak bressummer and inset wood burning stove and a lovely view across the village green and of the Church beyond. Door leading to:

INNER HALL: With brick flooring, exposed timbers and space for coats and shoes. Staircase rising to the first floor with a useful cupboard below. Additional substantial storage cupboard and with steps leading down into the:

KITCHEN/DINING ROOM: With room for a breakfast table and chairs and bi-folding doors with windows above allowing for plenty of natural light and a lovely south facing view across the garden and onto neighbouring countryside. The kitchen contains a matching range of base and wall level units with wood effect work surfaces incorporating a four ring Indesit hob and a ceramic sink with mixer tap above and drainer to side. Integrated refrigerator and freezer, integrated Indesit oven and further storage units.

SHOWER ROOM: Containing a spacious corner shower with travertine tiled surround and glass sliding doors, WC, vanity suite and a heated towel rail.

First Floor

LANDING: With lovely exposed timbers, access to roof space and thumb latch doors leading to:

BEDROOM 1: A double bedroom with exposed timbers and a quintessential village view over the greensward in front and of the Church.

BEDROOM 2: A further double bedroom with impressive exposed floorboards and a view over the rear garden.

Outside

The property is accessible via a gravel pathway through the front garden which leads up to the front door. To the rear, the gardens are unquestionably one of the property's finest features with a stone paved terrace adjacent to the property itself. An area of lawn is enclosed by mature laurel hedging and flower beds enclosed by oak sleepers, with an archway leading through a yew hedge and onto a further lower lying lawn with a decked terrace and a south facing aspect over neighbouring woodland.

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Agent's Notes

The property is Grade II listed and stands within a conservation area

A right of way exists across the rear garden for the benefit of a neighbouring property although we understand that in reality this is not used due to the location of the rear extension.

VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Mains water, electric and drainage. Electric heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: N/A.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: B

TENURE: Freehold

CONSTRUCTION TYPE: Brick

WHAT3WORDS: ///woof.whistling.punt

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Floorplan to be appended

