



**Westknoll, Brent Eleigh Road,
Monks Eleigh, Suffolk**

**DAVID
BURR**



WESTKNOLL, BRENT ELEIGH ROAD, MONKS ELEIGH, SUFFOLK, IP7 7JG

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 4 miles to the East. Ipswich is 16 miles and provides fast access to the A14 and A12 trunk roads.

A substantial detached single storey dwelling situated on the edge of a highly-regarded and picturesque village with a public house, village shop and thriving community. The property benefits from versatile accommodation which includes a generous reception room, kitchen/dining room, four double bedrooms, (one en-suite) and a family bathroom. There is the further benefit of a utility/boot room and substantial loft storage space. The property enjoys an elevated position within generous grounds with extensive off-road parking, double cartlodge, garden store/workshop and detached study/studio. Sweeping expanses of lawn are interspersed with mature trees and hedging to ensure a high degree of privacy. **In all about 1.5 acres (sts).**

A detached single storey dwelling with useful outbuildings set within one-and-a-half acres.

Front door leading to:-

ENTRANCE HALL: 19'5" x 8'4" (5.91m x 2.55m) An impressive area with access to loft space (with dropdown ladder – see below) and an inner hallway which serves the bedrooms. Wooden double doors leading to:-

SITTING ROOM: 30'11" x 14'2" (max) (9.43m x 4.33m) An extremely well-proportioned dual aspect room with ample space for seating adjacent to uPVC double-glazed double doors opening onto an elevated terrace and with fine views over the grounds. Double doors leading to:-

KITCHEN/DINING ROOM: 22'2" x 12'4" (6.75m x 3.76m) Containing a matching range of base and wall level shaker style units with wood effect worksurfaces incorporating a stainless-steel sink with mixer tap above and drainer to side and a four-ring ceramic hob with extractor fan over and tiled splashbacks. Space for a free-standing American style fridge/freezer and an integrated Bosch dishwasher. Ample space for a dining table and chairs adjacent to double doors overlooking the gardens. Door leading to:-

Inner Hall: With a stable door leading to:-

UTILITY/BOOT ROOM: A useful area with tiled flooring and door leading onto the gardens and with space and plumbing for a washing machine, water softener and space for further appliance if required.

BEDROOM 1: 15'5" x 12'7" (4.70m x 3.84m) A generous double bedroom with a range of mirror fronted fitted wardrobes allowing for plenty of natural light. Door leading to:-

EN-SUITE: Containing a WC, wash hand basin with storage below and a large walk-in shower with rainfall style showerhead and tiled surround.

BEDROOM 2: 14'3" x 10'9" (4.34m x 3.28m) A further comfortable double bedroom with a range of fitted wardrobes with sliding doors.

BEDROOM 3: 14'2" x 11'5" (4.33m x 3.49m) An attractive dual aspect bedroom with mirror fronted sliding wardrobes.

BEDROOM 4: 12'8" x 11'10" (max) (3.86m x 3.60m) An ideal guest room.

FAMILY BATHROOM: Containing a WC, his-and-hers wash hand basins and a corner bath with tiled surround, mixer tap over and shower attachment. Access to loft storage space.

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LOFT SPACE: Accessible from the entrance hall via a drop-down ladder and providing a studio space with constant north light from a velux window, currently utilised as an artist's studio.

Outside

The property is approached via a two-directional driveway with steel five-bar gates on each side. The driveways lead up to an extensive area of **OFF-ROAD PARKING** for numerous vehicles and leads onto a:-

DOUBLE CARTLODGE: 21'10" x 21'1" (6.66m x 6.43m) An excellent area for sheltered parking with power and light connected and roof storage space.

WORKSHOP/GARDEN STORE: 21'7" x 10'2" (6.59m x 3.09m) Also with power and light connected and roof storage space.

STUDY/STUDIO: 18'11" x 12'4" (5.76m x 3.77m) An ideal space to work from home with double glazing and insulation, a timber clad façade, power and light connected and an attractive outlook over the grounds. Also with telephone and internet connection.

The gardens are arranged primarily on each side of the property with open expanses of lawn containing a number of specimen trees (including Oak, Field Maple, Silver Birch and numerous fruit trees such as apple and plum) bordered by mature hedging. Adjacent to the property on one side is an elevated tiled terrace. A south-facing loggia to the front leading onto a raised well-maintained decking with solar lighting to the front and mains lighting to the rear. The property benefits from an elevated position which ensures an open outlook over neighbouring woodland and countryside. Further benefits include external power points and two water taps.

AGENT'S NOTE: Ground care equipment is available via separate negotiation. For more information please contact the office on 01787 883144.

VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Main water. Private drainage. Main electricity connected. Oil fired and electric heating by radiators including FAR Infrared smart heaters.
NOTE: None of these services have been tested by the agent.

EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: D

TENURE: Freehold

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 26 mbps download, up to 4 mbps upload

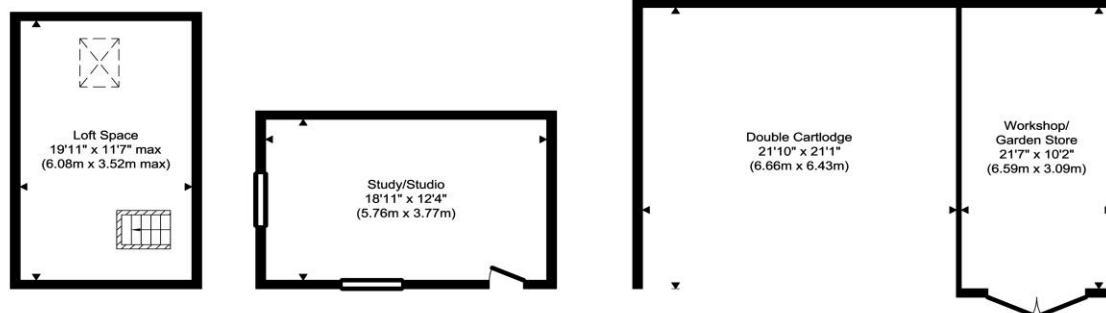
Phone signal: Yes – EE, Three.

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WHAT3WORDS: gardens.shook.season

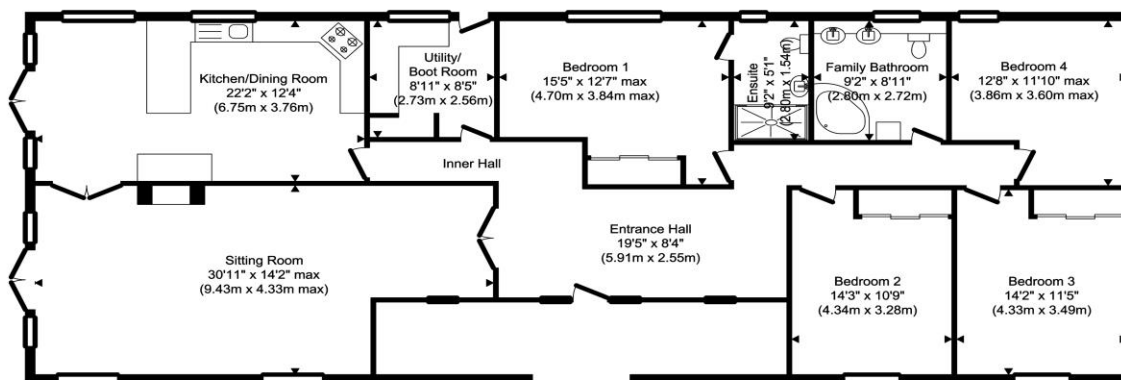
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Loft Space
Approximate Floor Area
230.34 sq. ft.
(21.40 sq. m)

Outbuildings
Approximate Floor Area
916.00 sq. ft.
(85.10 sq. m)



Ground Floor
Approximate Floor Area
1996.06 sq. ft.
(185.44 sq. m)

TOTAL APPROX. FLOOR AREA 3142.41 SQ.FT. (291.94 SQ.M.)
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