



# MANOR GARDENS BARN

Hadleigh | Suffolk



Chapman Stickels

# MANOR GARDENS BARN MANOR GARDENS, HADLEIGH SUFFOLK, IP7 5FG

A STUNNING, INDIVIDUALLY DESIGNED TWO BEDROOM BRICK BARN  
CONVERSION LOCATED IN THE HEART OF HADLEIGH WITH PARKING  
AND COURTYARD GARDEN

Ipswich – 9 miles  
Manningtree – 10 miles  
Colchester – 15 miles

- 
- Entrance hall • Sitting / dining room • Kitchen • Ground floor bedroom / study •
    - Shower room • Landing / dressing room • Bedroom • Bathroom •
    - Off-road parking • Courtyard garden •





### The Property

CHAIN FREE – Manor Gardens Barn is a perfect representation of period charm with a stylish contemporary edge. This stunning architecturally designed conversion is versatile and offers a spacious and light sitting / dining room, fully fitted kitchen with various base and eye level units combined with granite effect worktops and integrated appliances to include electric hob with oven and fridge / freezer. Further ground floor accommodation offers a fully tiled shower room, and a second bedroom OR study. Underfloor heating runs throughout the ground floor and is controlled in 'zones' aiding the property's energy efficiency.

An attractive oak staircase leads to a spacious landing/dressing room with a built-in double wardrobe. From this is the principal bedroom, which features an attractive glass balcony and Velux windows. To the other side of the landing / dressing room lies a generously sized bathroom, with walk in shower, free-standing bathtub, underfloor heating, and heated mirror with towel rail. This room is fitted with base level units and a worktop along one side to serve as a utility area and provides plumbing for a washing machine and space for a tumble drier.

Outside the house is tucked away just off the high street making it conveniently placed for reaching Hadleigh's amenities and benefits from having a fully enclosed courtyard garden with off-road parking and an electric vehicle charging point.

### Agent's Note

Owners of Manor Gardens Barn are responsible for paying 1% of any repairs that are needed to the road that provides access to the property.

### Location

Conveniently located for all the town's amenities, Hadleigh is a popular historic market town situated about 9 miles west from Ipswich. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities, and a wide selection of shops, as well as both Junior and Senior schools.

### Services

We understand mains electricity, water, and drainage connected.

### Local Authority and Council Tax Band

Babergh Council  
Band - TBC

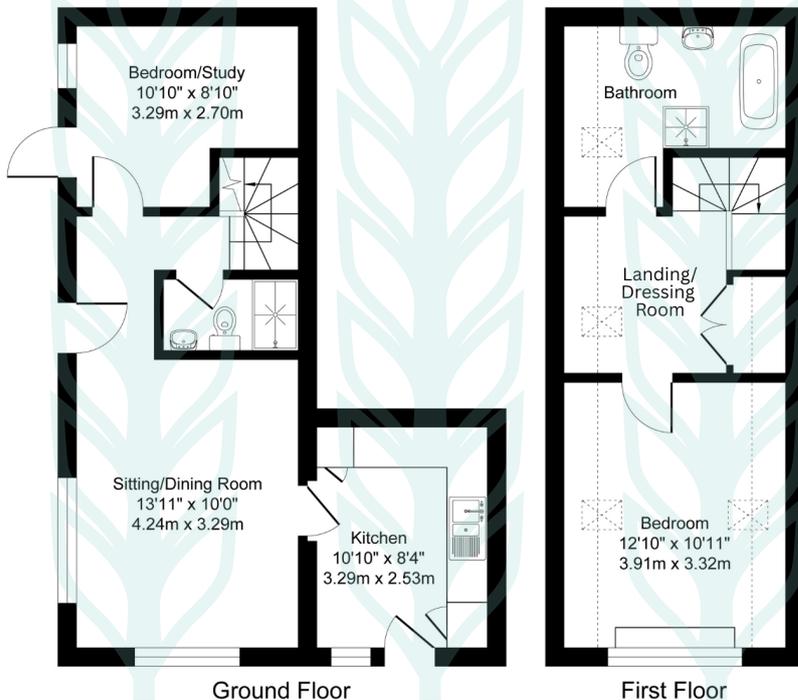
### EPC Rating

Current E(39). Potential E(51).



# Manor Gardens Barn, Hadleigh, IP7 5FG

Approximate Floor Area  
Main House - 707 sq. ft / 65.66 sq. m



## Chapman Stickels

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

info@chapmanstickels.co.uk  
www.chapmanstickels.co.uk

01473 372 372

## All enquiries:

**Benedict Stickels**  
ben@chapmanstickels.co.uk

**Cleo Shiel**  
cleo@chapmanstickels.co.uk



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