



8A MARKET PLACE

Hadleigh | Suffolk



Chapman Sticks

8A MARKET PLACE HADLEIGH, SUFFOLK IP7 5DN

REQUIRING MODERNISATION - A THREE-STOREY
SEMI-DETACHED GEORGIAN TOWNHOUSE LOCATED
IN THE CENTRE OF HADLEIGH

Ipswich - 9 miles

Manningtree - 9 miles (London Liverpool Street from 56 minutes)

Sudbury - 11 miles

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- Entrance hall • Sitting room • Kitchen / breakfast room • Utility room • Bathroom •
 - Cellar • Two double bedrooms • Single bedroom • Walled garden •





Property

Forming part of a substantial Georgian townhouse which was subsequently converted into a separate dwelling, 8A Market Place is discreetly located in the historic hub of Hadleigh. Listed grade II, this imposing house is attractively set along a pedestrian walkway between the Market Place and the Guildhall / St Mary's Church.

The main access to the house is via a single storey kitchen / breakfast room to the northern side, with utility room and ground floor bathroom. Providing a central inglenook fireplace, the sitting room forms part of the original house, where the cellar is directly below (although accessed from the kitchen)

The first floor offers a spacious landing with bedroom two adjacent, both with sash windows overlooking Hadleigh's Corn Exchange. The second floor provides bedrooms one & three, with further sash windows to each room giving the same vista.

The external area comprises a walled courtyard garden, with side pedestrian access onto Market Place. The property is just a stone's throw away from St Mary's Church and the High Street.

Agents note

In favour of just one immediate neighbour (no. 8 Market Place) is a pedestrian right of way over the courtyard garden.

Location

Hadleigh is a very popular historic market town situated about 9 miles from Ipswich, 9 miles from Manningtree and about 14 miles from Colchester – all having main line services for London's Liverpool Street station. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

Services

We understand all services are connected.

Local Authority and Council Tax

Babergh & Mid Suffolk District Council Band B (2026)



8A Market Place, Hadleigh, Suffolk, IP7 5DN

Approximate Floor Area

Main House - 1038 sq. ft / 96.40 sq. m

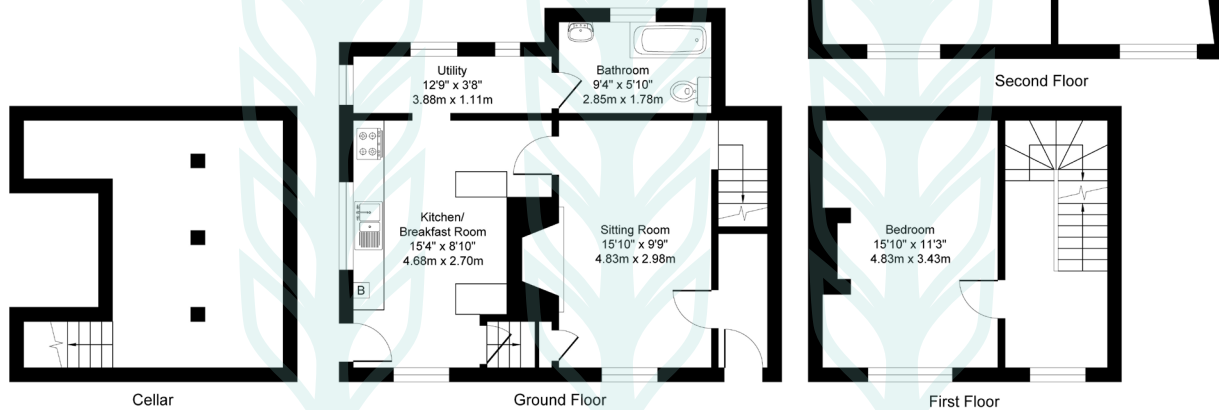


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