



Connells

High Street
Hadleigh Ipswich



Property Description

Situated in the heart of the charming town of Hadleigh this impressive residence offers a rare combination of generous living space, period character and modern convenience. The property comprises of a spacious entrance hall with an elegant staircase, modern shower room, three spacious reception rooms all filled with natural light & enhanced by original features, including fireplaces adding warmth & character, a modern well-appointed kitchen, utility room and pantry cupboard. On the first floor there is six well proportioned bedrooms and a modern bathroom suite. Outside the property has a low maintenance courtyard garden to rear. There is also double gates which could provide off-road parking, and are accessed from the High Street.

Hadleigh is a charming market town set along the River Brett, offering a wonderful blend of heritage, community spirit, and countryside living. The town has rich character and the bustling High Street provides a great mix of independent shops, cafés, traditional pubs, local services, and supermarkets, ensuring everyday convenience within a picturesque setting. There are good-rated schools & a strong sense of community is reflected in much-loved annual events such as the Hadleigh Show, alongside markets and seasonal celebrations. Hadleigh is also surrounded by rolling countryside and close to the Dedham Vale Area of Outstanding Natural Beauty.

Entrance Porch

Houses the consumer unit and is currently used as a convenient storage space rather than a main entrance from the street.

Entrance Hall

Accessed via a side door, featuring original brick flooring. The impressive triple height

ceiling and staircase showcase intricate wood carved details including character faces. Cast iron radiator, stair runners and access to the first floor, coat cupboard.

Downstairs Shower Room

Under floor heating beneath tiled flooring, contemporary glass bowl wash basin with mixer tap, floating integrated w/c and additional storage. Double glazed window, fully tiled shower, extractor fan and recessed spotlights.

Lounge/Sunroom

Original flooring (sanded and varnished), built in storage with adjustable shelving, dual aspect double glazed windows and doors opening into the courtyard garden, radiator, LED feature lighting set into the ceiling, inset spotlights, door leading to the pantry.

Pantry

Tiled flooring, pendant light and shelving throughout.

Dining Room

A beautifully moody dark-painted room featuring an original stained glass window sourced from a church, ornate carvings on the wooden beams and a medieval style door. Additional stained glass window looking into the lounge, under floor heating, original wooden flooring, window to the front, doors to the hallway and lounge, floor hatch to basement.

Basement

Accessed via a lift up hatch in the

dining room, fitted with lighting, approximately 5 ft 5 in ceiling height, additional external access from a roadside hatch.

Old Lounge

A cosy inviting space perfect for winter evenings, with a central wood burner set on an original brick and stone hearth. Secondary double glazed bay window with surrounding built in seating and ample under stairs storage, beautiful beam features, carpet flooring, cast iron radiator, a secondary door to the porch and a hidden staircase leading to an additional bedroom.

A delicate inscription on the beam, part of the building's listed features, translates to "Integrity Always Wins."

Kitchen

A stylish and modern space with spotlights, range cooker, heated towel rail, solid stone work tops, and inset sink with drainer. One side features a professional style stainless steel work surface, herringbone flooring, space for an American style fridge freezer, integrated dishwasher and wine fridge, open doorway to the new lounge, creating a wonderfully social layout.

Utility Room

A practical room with soundproof solid wood door, tiled flooring, tumble dryer, washing machine, wooden work top and a historic "Green Man" concrete carving formerly part of the exterior wall.

Landing

Striking triple height ceiling, radiator, picture pendant chandelier and doors leading to:

Bedroom One

Wooden flooring, stained glass feature, single glazed window, double height ceiling, pendant light, radiator and exposed beams throughout.

Bedroom Two

Carpet flooring, pendant light, dual aspect

windows to side and front, loft hatch and storage cupboards with stained glass detail above.

Bedroom Three

Accessed via stairs from the lounge or from the master bedroom, double height ceiling with beams, radiator, pendant light and windows to both front and rear.

Bedroom Four

Loft access via ladder, ideal for conversion (subject to planning), carpet, radiator, built in wardrobe, built in desk and double glazed window to the side.

Bedroom Five

Carpet, radiator, built in wardrobe, built in desk and double glazed window to the side.

Bedroom Six

Carpet, radiator, built in wardrobe, built in desk and double glazed window to the side.

Family Bathroom

Feature frosted glass door and wall panels from landing. Freestanding bath, under floor heating, beautiful wooden feature storage and double sink with mixer taps. Consumer unit housed in a cupboard alongside the burglar alarm panel. Recessed spotlights, stone flooring and heated towel rail.

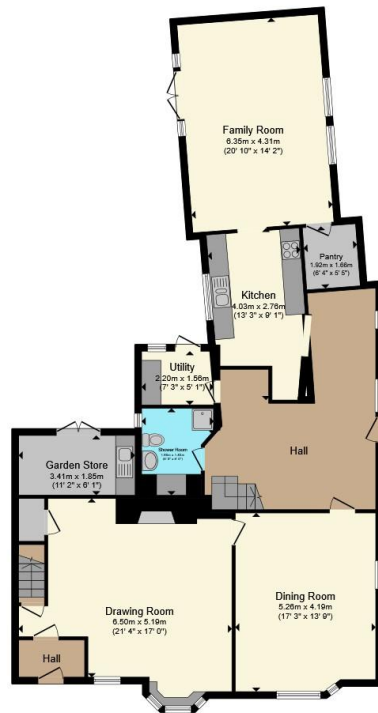
Rear Garden

Courtyard style garden with lush planting, shed, log store and outside tap. The area is perfect for alfresco dining and low maintenance enjoyment. Double gates, accessed via High St, offering potential for off street parking.

Outbuilding

Workshop/storage space with wall mounted boiler (installed around 4 years ago), stainless steel sink with drainer and hot/cold tap, space for freezer and strip lighting.





Ground Floor



First Floor

Total floor area 281.4 m² (3,029 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax
 Band: E

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Tenure: Freehold



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