



2 ROW COTTAGES

Kersey



Suffolk



Chapman Stickels

2 ROW COTTAGES, PRIORY HILL, KERSEY, SUFFOLK, IP7 6DX

A CHARMING UNLISTED COTTAGE POSITIONED ON THE EDGE OF
THIS WELL-REGARDED VILLAGE TOGETHER WITH A SOUTH-FACING
GARDEN ADJOINING OPEN COUNTRYSIDE

Hadleigh - 2 miles

Ipswich - 11 miles

Colchester - 15 miles (London Liverpool Street from 48mins)

Manningtree - 12 miles (London Liverpool Street from 59mins)

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- Double reception room • Kitchen / breakfast room with pantry • Landing •
 - Three double bedrooms • Bathroom • Two outbuildings •
 - South-facing garden with far-reaching views •





The Property

Likely to date from the early-to-mid 19th century, 2 Row Cottages is an attractive semi-detached cottage which is predominantly built from soft red brick. However, internally there are areas of exposed oak studwork and beams, which are evidently much earlier.

Covering in excess of 1,050 sq.ft, the accommodation offers two front reception rooms, which are partially defined by open studwork. Both rooms provide working fireplaces, with a wood burner to the main sitting room. To the rear is the kitchen breakfast room, which is fitted on two walls, with a former fireplace and a pantry to one corner.

Via a spacious landing, the first floor provides three double bedrooms which are served by a white suite bathroom.



Outside, pedestrian side access leads to the enclosed and private south-facing garden, which consists of tiered patio areas which leads onto a shingle terrace. Beyond is an area of lawn, which extends to arable farmland (Row Field) on its entire southern boundary - providing a particularly attractive vista.

Outbuildings include a timber shed and a brick and tile for privy.

Despite the absence of allocated off-road parking, unrestricted spaces are readily available within the immediate locality.

Location

Located on the northern edge of the village, Kersey is widely regarded as one of the prettiest villages in Suffolk, with its fine church and the immensely popular public house, the Kersey Bell. Most everyday needs can be found in the town of Hadleigh, about 2 miles to the south. The historic town of Lavenham is about 8 miles, Bury St Edmunds about 16 miles to the north, Sudbury about 9 miles to the west and Colchester, with mainline rail services to London, about 15 miles to the south. The County Town of Ipswich lies about 12 miles to the east, again with rail services to London Liverpool Street.

Services

Mains water, electricity and drainage is connected

Local Authority and Council Tax

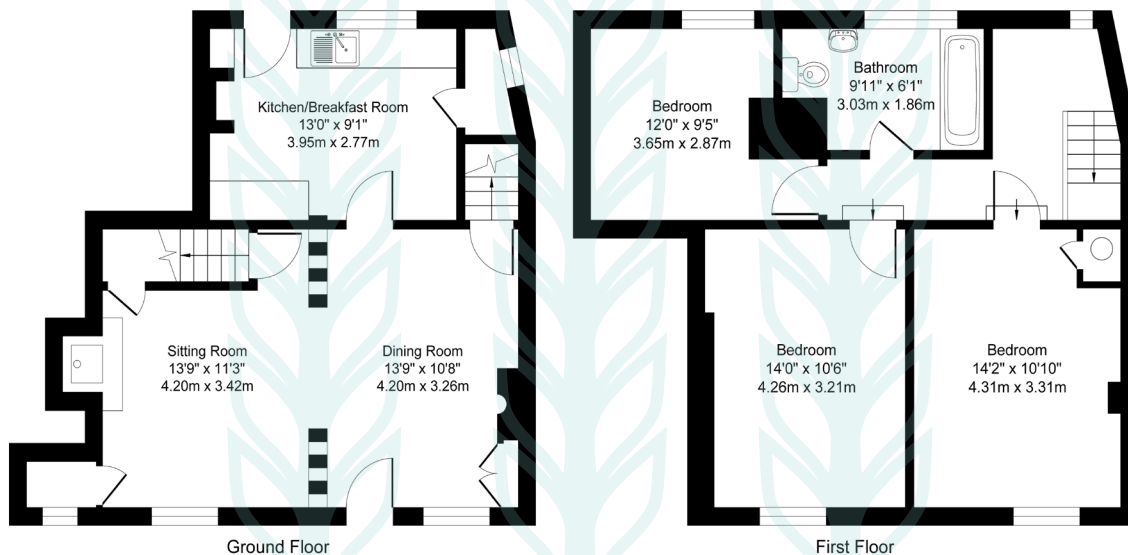
Babergh & Mid Suffolk District Council
Band C (2026)

EPC
TBC



2 Row Cottages, Priory Hill, Kersey, Suffolk, IP7 6DX

Approximate Floor Area
Main House - 1055 sq. ft / 98.02 sq. m



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