



THE MILLSTONE

Hadleigh



Suffolk



Chapman Stickels

THE MILLSTONE FRIARS ROAD, HADLEIGH SUFFOLK, IP7 6DF

Ipswich – 9 miles

Colchester – 15 miles (London Liverpool Street from 48 minutes)

Manningtree – 10 miles (London Liverpool Street from 59 minutes)

- Entrance hall & inner hall • Sitting room • Conservatory • Cloakroom •
- Dining room • Kitchen • Utility room • Four bedrooms •
- Two bathrooms • Front & rear gardens • Garage • Off-road parking •

The Property

Forming part of the pretty street scene which surrounds Hadleigh's cricket ground, The Millstone is a beautifully presented detached house set within a well-maintained mature plot, within a short walk of the town centre.

The downstairs accommodation is set around a welcoming reception hall with a spacious sitting room featuring an open fireplace with marble surround and views across the front garden and cricket grounds beyond. The conservatory being a later addition, is connected, and enjoys pretty views over the rear garden. Across the hall lies the kitchen which is well equipped with base and eye level units combined with wood effect worktops, and space for a fridge/freezer, cooker, and plumbing for dishwasher. A door from the kitchen leads through to a utility room providing plumbing for a washing machine and provides access to the rear garden and the garage with an electrically powered door and light connected. Further downstairs accommodation comprises a dining room enjoying more pleasing views over the cricket ground, and a cloakroom which houses the recently installed Baxi gas boiler and water softener.

A staircase leads to a light and airy landing which provides access to four bedrooms, a shower room, and a bathroom. Bedrooms one and two enjoy stunning far-reaching views of the cricket ground and beyond, whilst the two smaller bedrooms are to the rear of the house enjoying garden views.

Outside, the house is set back behind a gravel drive enclosed by an attractive partly walled front garden with side access to the rear. The private rear walled garden has been beautifully maintained, with a central lawn and raised sun terrace in one corner to relax and take in the garden. The mature, well-stocked border surrounding the lawn is filled with an array of various trees/plants/shrubs to enjoy throughout the seasons such as Honeysuckle, Lavender, and scented Roses to name a few.

A SUBSTANTIAL FOUR BEDROOM DETACHED HOUSE OCCUPYING A SOUGHT-AFTER LOCATION WITH PICTURESQUE VIEWS OVER THE CRICKET GROUND WITH OFF ROAD PARKING, GARDENS AND GARAGE



Location

The Millstone is 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

Mains water, drainage and electricity are connected. Gas central heating to radiators.

Local Authority and Council Tax Band
Mid Suffolk District Council
Band F (2026)

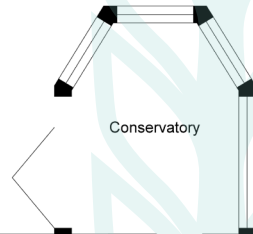
EPC Rating

Current D (67). Potential C (78).

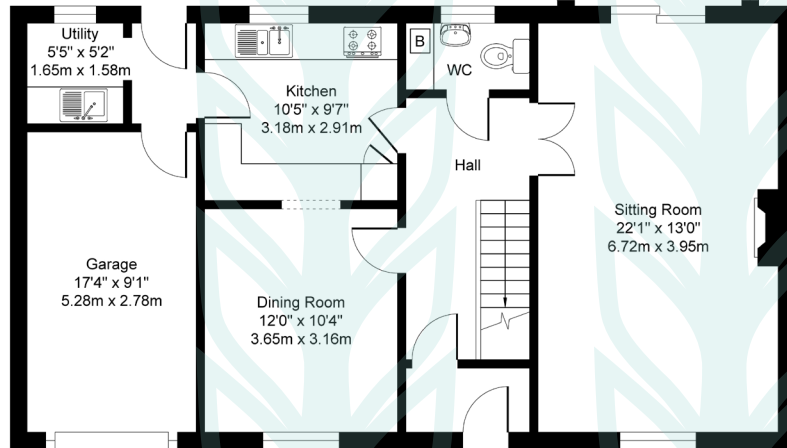


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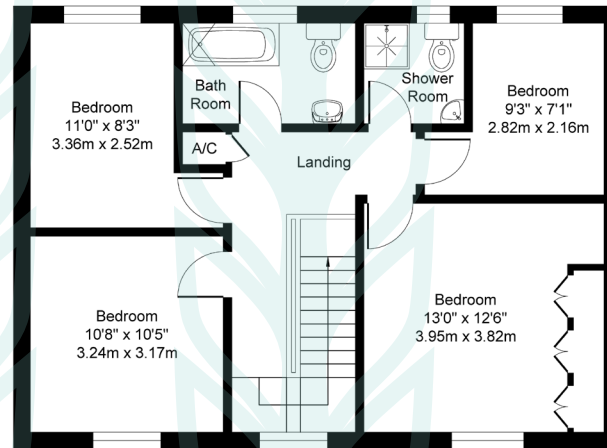
Approximate Floor Area
Main House - 1519 sq. ft / 141.10 sq. m
Garage - 147 sq. ft / 13.70 sq. m



Conservatory



Ground Floor



First Floor

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Market Place,
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IP7 5DN

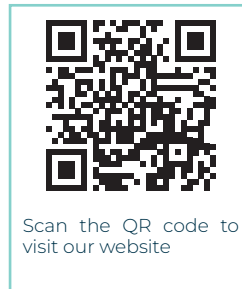
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