



WHITELADIES

Hintlesham | Suffolk



Chapman Stickels





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AN UNLISTED PERIOD COTTAGE PRESENTED TO AN
EXCEPTIONAL STANDARD TOGETHER WITH SECLUDED GARDENS,
OFF-ROAD PARKING, GARAGE, WORKSHOP AND A STUDIO / OFFICE

- Central entrance hall • Kitchen / dining room • Family / garden room •
- Utility / boot room • Shower room • Four double bedrooms (with one ensuite) •
- Family bathroom • Cloak room • Detached garage and adjoining workshop •
- Studio with cloak room • Secluded gardens • Two off-road parking areas •
- In all, 0.26 acres •

Hadleigh – 4.5 miles / Manningtree Station – 8.5 miles / Ipswich – 7 miles





The Property

Occupying an idyllic rural setting, Whiteladies is attractively positioned on a corner plot of some 0.26 acres.

Fortuitously unlisted, the original part is likely to date from the 17th century, with a substantial one-and-a-half storey rear addition which was completed at the latter part of 2011.

The accommodation is exceptionally well-presented and notably bright throughout, especially the twin aspect dining room and the impressive family / garden room, which both provide full-height windows. The kitchen is comprehensively fitted with quartz worktops and breakfast bar, as well as numerous cupboards and drawers.

To the opposite side of the central entrance hall are two further twin aspect reception rooms, where the sitting room provides a focal inglenook fireplace with wood burner, and a feature bay window. The adjacent study equally provides views over the gardens, with access to the first floor (the eastern end).

The remaining ground floor consists of a utility / boot room, with oak worktops, butlers sink and space for white goods. Also stylishly fitted, the adjacent shower room provides additional storage facilities.

The first floor is essentially divided into two equally parts, where the principal area forms the main landing with bedrooms one and two, which is accessed via the dining room. Directly above the family room is the main bedroom (the 2011 extension) which is equally well-proportioned, with a balcony overlooking meadowland. To one corner is an ensuite shower room.

With far-reaching views over arable farmland, bedroom two is to front, which is served by a further stylishly fitted bathroom.

The remaining bedrooms (three and four) are also double sized and twin aspect, which provide respective views over the gardens. Further far-reaching views are enjoyed over the front arable field, which is opposite the country lane (Raydon Road).

Outside, the cottage is set back in its plot, forming a cottage garden with a field hedge fronting the lane. Off-road parking is to either side of the cottage, where the main drive (east) leads to a detached garage with workshop beyond. Spiral stairs lead to the converted roof void, which is ideal for home office use, with cloakroom to one end.

The rear principal garden consists of an extensive dining terrace where a set of glazed French windows leads into the family room.

Beyond is the main lawn which also provides a good deal of privacy, which is defined by established hedging and trees.

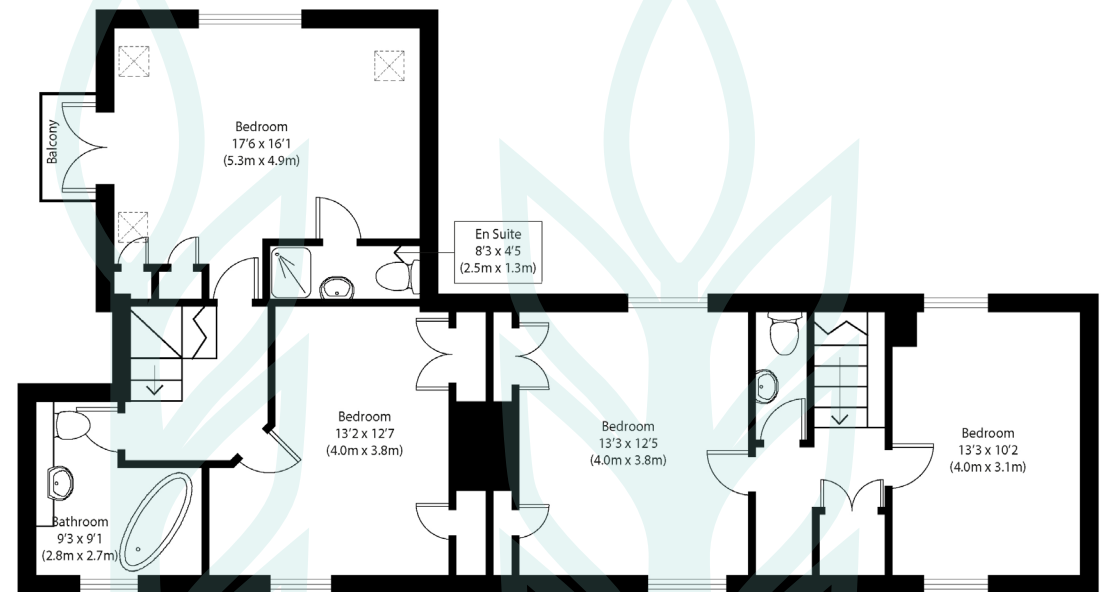
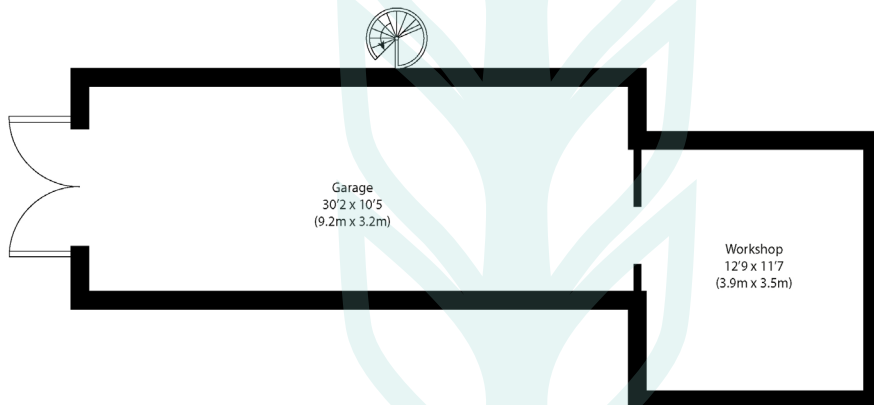
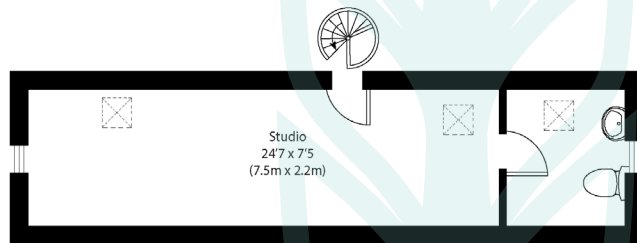




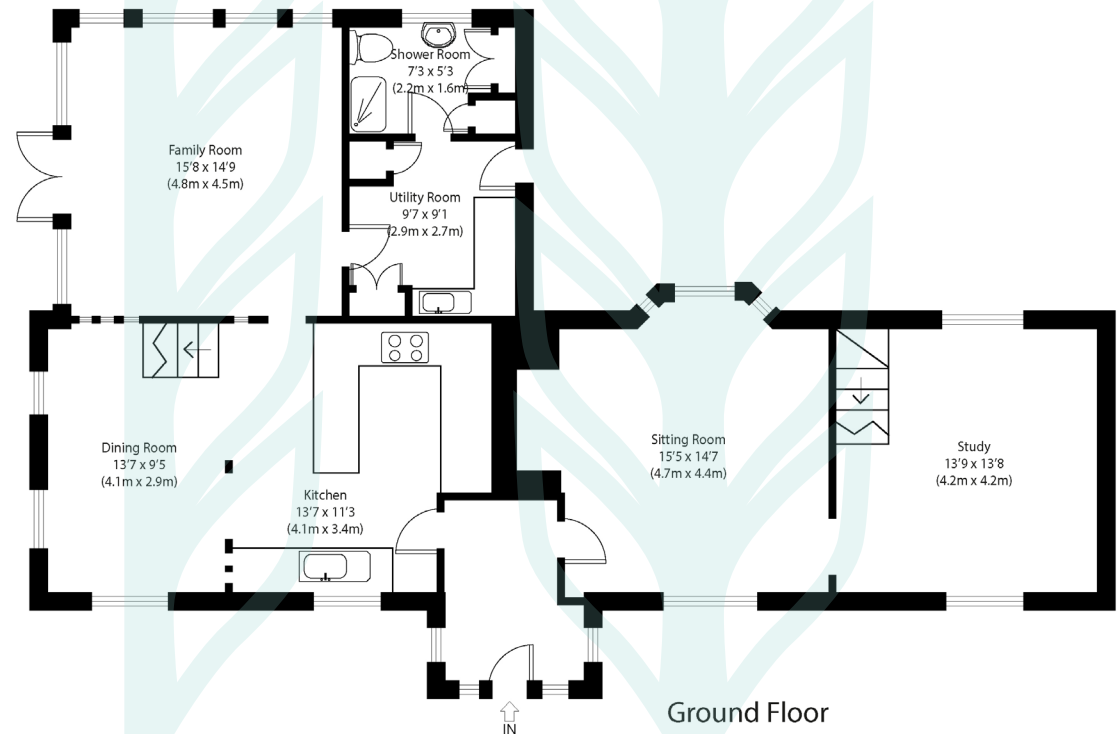


Approximate Gross Internal Area
Main House 2210 sq ft (205 sq m)
Outbuilding 700 sq ft (65 sq m)
Total 2910 sq ft (270 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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First Floor



Ground Floor

Location

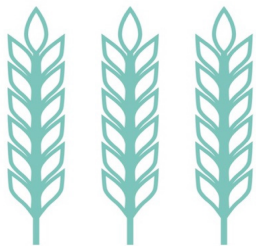
Whiteladies is positioned in the attractive countryside of south Suffolk, on the Raydon side of Hintlesham. This rural locality is close to the market town of Hadleigh, which offers a wide range of day-to-day amenities including a range of shops for everyday needs, primary and secondary schools, a town library, church and swimming pool, together with other recreational facilities including pubs and restaurants.

EPC Rating
TBC

Services

Mains water and electricity are connected. Oil- fired central heating. Private drainage.

Local Authority and Council Tax
Babergh with Mid Suffolk District Council
Council Band E (2026)



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