



DAVID  
BURR

EAST HOUSE  
HADLEIGH, SUFFOLK



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Ipswich Town Station 9 miles, train journey time to London Liverpool Street from 1 hour and 6 minutes. A12 7 miles, Sudbury Town 11 miles. Stansted Airport approximately an hour's drive.

- Distinguished Grade II\* Georgian townhouse with refined Victorian addition
- Versatile bedroom layout including a luxurious principal suite
- Comprehensive and sensitive restoration completed to an exceptional standard
- Beautifully landscaped walled gardens offering remarkable privacy
- Grand reception hall with decorative ceilings, panelling, and impressive staircase
- Multiple terraces providing ideal spaces for outdoor dining and entertaining
- Elegant drawing room and comfortable sitting room with original period features
- Secure gated entrance and generous private parking area
- Superb high-specification kitchen/breakfast room with garden access
- Prime, quiet setting on one of Hadleigh's most desirable residential streets
- Excellent access to rail services, leisure facilities, countryside, and estuaries

# EAST HOUSE

## Hadleigh, Suffolk

East House is an exquisitely restored Grade II\* Georgian townhouse offering elegant period detail, superb living spaces, and beautifully landscaped private gardens in the heart of historic Hadleigh. Quietly positioned on desirable George Street, it provides convenient access to the town's independent amenities, excellent rail links to London, and a wide range of countryside and leisure pursuits.



## SITUATION

George Street is one of Hadleigh's most desirable residential addresses—quiet, attractive, and steeped in the town's long architectural heritage. From the front door, a short stroll brings you to Hadleigh's bustling High Street with its diverse offering of independent retailers, artisan food shops, antique dealers, cafés, restaurants, and essential services. The town's rich tapestry of medieval, Tudor, Georgian, and Victorian buildings creates an atmospheric backdrop for everyday life, while the active local community fosters a welcoming and vibrant environment.

Hadleigh is ideally situated for those seeking both convenience and countryside access. Excellent rail connections from Ipswich and Manningtree provide fast and reliable services to London Liverpool Street, making the property well-suited to commuting or frequent travel. The surrounding landscape is defined by gently rolling Suffolk countryside, the Dedham Vale Area of Outstanding Natural Beauty, and the estuaries of the Stour and Orwell, known for sailing, birdwatching, walking, and a variety of outdoor pursuits. Nearby Stoke by Nayland offers a renowned golf, leisure, and spa complex, while the wider region is home to numerous historic villages, nature reserves, and cultural attractions.

## DESCRIPTION

East House is an exceptional Grade II\* listed townhouse of rare character and provenance, occupying a discreet and peaceful position within the historic core of Hadleigh. Forming part of the town's distinguished architectural streetscape, the property presents a handsome Georgian façade with refined symmetry and classical detailing, complemented by tasteful Victorian extensions that enhance both its scale and versatility. Following a comprehensive programme of sensitive renovation, the house now offers a seamless blend of period craftsmanship and contemporary refinement, resulting in a residence of outstanding comfort and elegance.

Arranged over several floors, the interior unfolds with a sense of grandeur and coherence. The vast reception hall

sets the tone, opening into a section with views to the galleried landing and roof light above, decorative plasterwork, panelling, deep coricing, and elegant staircase rising gracefully to the upper levels. The drawing room is a room of superb proportions, featuring tall sash windows, garden views, intricate panelling and fireplace, creating an ideal setting for formal entertaining. Adjacent, the sitting room offers a more intimate atmosphere, with rich timber detailing and marble fireplace, perfect for relaxed family living.

The study provides a quiet and refined workspace, enhanced by original panelling and period detailing. The kitchen/breakfast room forms the heart of the home, designed to an exemplary specification with high-quality bespoke cabinetry, integrated appliances, AGA, stone worksurfaces and ample space for informal dining. Its layout allows for both practical day-to-day use and sociable entertaining, with direct access to the garden and a secret door to the adjoining utility room. At the far end of the hall is a generous cloakroom and access to the cellars.

The upper floors provide a carefully considered bedroom arrangement. The first floor has a split landing, with three bedrooms and two bathrooms at the front of the house, with stairs leading to a wide landing off which is a further en-suite bedroom and the principal suite which includes a spacious bedroom, dressing area, and luxurious bathroom finished with high-quality fittings. All bedrooms enjoy views across the garden and surrounding historic rooftops.

Externally, East House is approached through handsome wrought iron gates set upon brick piers, leading into a beautifully landscaped garden designed for privacy and seasonal interest. Manicured lawns, well-stocked borders, and mature specimen planting are framed by substantial historic walls and fencing, creating a sense of enclosure and tranquillity rarely found in such a central location. A

series of terraces provide inviting areas for outdoor dining and entertaining, while a generous parking area accommodates multiple vehicles discreetly.

The property benefits from a hard-wired alarm system, fire alarm and remote accessible CCTV.

**POSTCODE:** IP7 5BE

### IMPORTANT AGENTS NOTE:

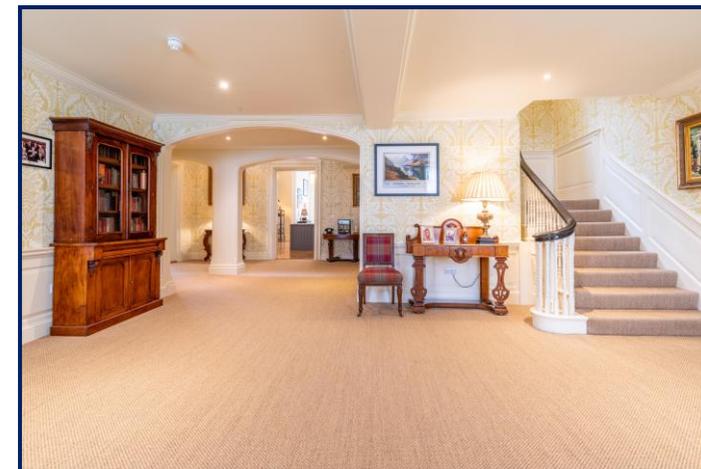
The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX (0300 123 4000). **BAND:** G

**EPC RATING:** N/A.

**SERVICES:** Mains water, electricity and drainage are connected. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.

**VIEWING:** Strictly by prior appointment only through **DAVID BURR LEAVENHEATH.**

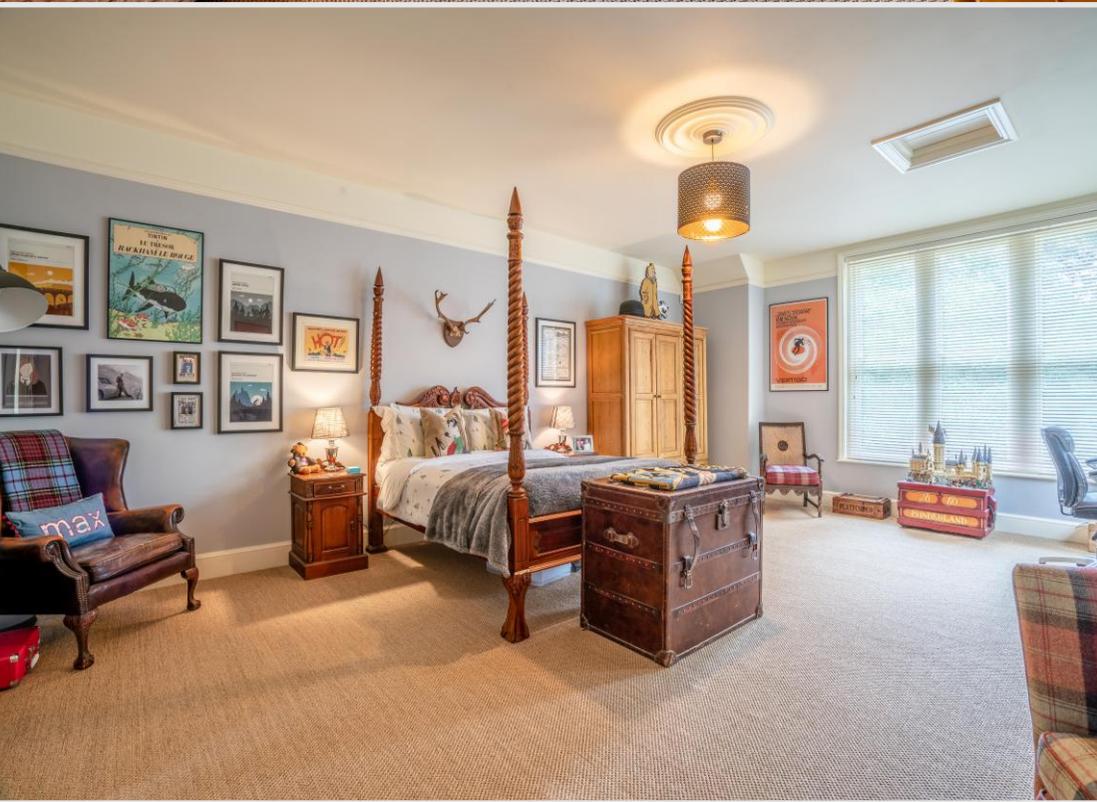


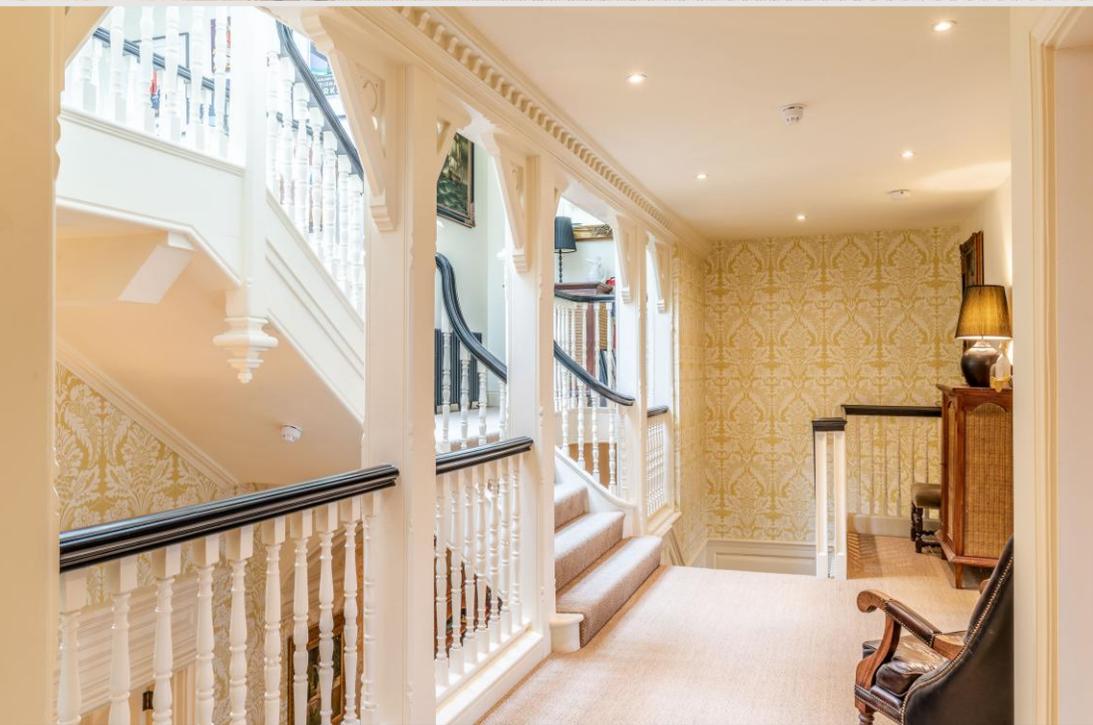


**EAST HOUSE, HADLEIGH**  
 Total Approximate Internal Area: 593m sq/ 6385 sq ft









Offices at:  
Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 - Castle Hedingham 01787 463404 - Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888