

oakheart



£475,000

Price Guide

The Green, Hadleigh, Ipswich

Set within the historic market town of Hadleigh, occupying an unusually generous plot and positioned well back from the road, this charming three-bedroom detached home offers the opportunity to become the next owner of a property filled with character and individuality. The property has evolved over the years, with later additions to the original home providing further accommodation whilst retaining the character of the period sections.

From exposed timber beams and brick fireplaces to traditional doors and attractive Pargetting to both the front and rear elevations, there are reminders of the home's heritage at almost every turn. It is a property that has clearly been loved over the years and while there is now opportunity to

update and enhance, its imperfections are very much part of its charm.

The ground floor offers two generous reception rooms, both showcasing some of the home's most striking period features, alongside a kitchen, separate dining room overlooking the garden and ground-floor bathroom. Upstairs, three bedrooms sit around a timber-framed landing, where exposed beams, sloping rooflines and irregular features create spaces that simply couldn't be replicated in a modern home. A separate WC completes the first floor.

Outside, the generous plot is a particularly special part of the home. The established gardens feel as though they have grown alongside the house, with

mature and fruit trees, shrubs, planting, traditional brick boundaries and a greenhouse creating a wonderfully traditional setting. Fully enclosed, the garden offers a lovely sense of privacy, with plenty of opportunity for its next owner to restore and reimagine the space. A detached garage, gated side access and off-road parking add further practicality.

Hadleigh itself is one of Suffolk's most desirable historic market towns, loved for its beautiful architecture, independent shops, cafés, amenities and strong sense of community, with the surrounding Suffolk countryside close at hand.











GIRAFFE360

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	35	58

England & Wales

EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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