



CULVER  
Monks Eleigh | Suffolk



Chapman Stickels

# CULVER, THE STREET MONKS ELEIGH, SUFFOLK IP7 7AU

Lavenham - 4 miles | Hadleigh - 6 miles | Sudbury - 8 miles  
Bury St Edmunds - 16 miles

- Entrance hall & inner hall • Cloakroom • Kitchen / breakfast room •
- Utility room • Sitting room • Family room / formal dining room • Study •
- Landing • Three double bedrooms (with one ensuite) • Single bedroom •
- Family bathroom • Two parking areas • Single garage • In all, 0.12 acres •

## The Property

Located in the centre of the village, Culver was built circa 2007 and its traditional vernacular design forms part of Monks Eleigh's attractive street scene.

Covering in excess of 2,000sq.ft, the house provides notably spacious accommodation, which offers a practical and pleasing family layout.

Via the front entrance hall, the ground floor rooms are accessed via a welcoming and spacious inner hall. The two principal reception rooms are to the rear (south) where the main twin aspect sitting room provides a reconstituted stone fireplace housing a propane gas stove, and a set of French windows leading onto a raised terrace.

The adjacent dining room provides a large feature bay window which accentuates the mock period feel to the house. The remaining twin aspect reception room is ideally suited as a study / home office or snug.

The front kitchen / breakfast room is comprehensively fitted with hardwood work surfaces as well as a kitchen 'island' with a granite worktop. In addition to the numerous hardwood fronted base and eye level units, integral appliances include electric range cooker with induction hob, fridge freezer, dishwasher, and water softener.

With external side access, the adjacent utility room provides further work surfaces and storage facilities, as well as plumbing and space for white goods.

Via a particularly spacious front landing, The main three double bedrooms also generously proportioned, all with fitted wardrobes and an ensuite shower to bedroom one.

A modernised family bathroom with separate shower cubicle serves bedrooms two, three and four, where the latter is twin aspect.

# AN IMPOSING DETACHED HOUSE LOCATED IN THE CENTRE OF THE VILLAGE TOGETHER WITH A SOUTH-FACING GARDEN, OFF-ROAD PARKING AND A GARAGE



Accessed from The Street, the property offers front parking via a brick surfaced driveway which is mainly defined by established flower borders. A driveway to one side leads down to an additional parking area, which also give access to the single garage.

Immediately to the rear of the house is a south-facing walled garden which is entirely paved with natural stone, forming two distinct tired areas by a central garden wall with steps connecting each part. A sheltered lower tier also gives access to the single garage and additional parking area.

#### Location

Positioned in the centre of the village, Monks Eleigh is an attractive village set within the Suffolk countryside, with a popular pub (The Swan) and community shop/post office. The excellent Hollow Trees Farm Shop is nearby with the market towns of Hadleigh and Sudbury both within easy reach.

#### Services

Mains water, electricity, and drainage. Oil fired heating via external oil-fired boiler. Parts of the ground floor provide under floor heating. External water and lighting.

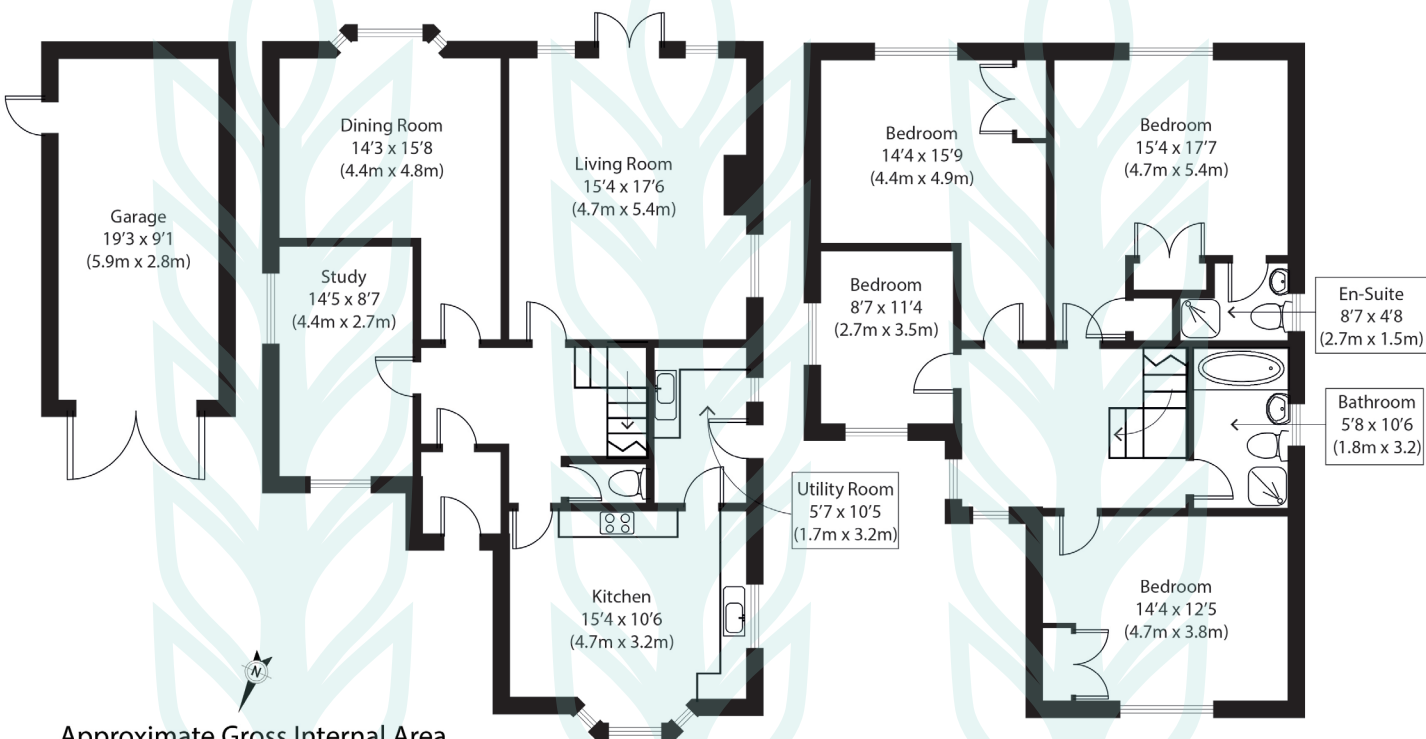
#### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Band F (2026)

#### EPC Rating

Current C (72). Potential C (80).





Approximate Gross Internal Area  
Main House 2045 sq ft (190 sq m)

Garage 150 sq ft (14 sq m)

Total 2195 sq ft (204 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. copyright www.photosharing.co.uk

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