



# CHALKHILL HOUSE

Hintlesham | Suffolk



Chapman Sticks

# CHALKHILL HOUSE, DUKE STREET, HINTLESHAM, SUFFOLK, IP8 3PP

Hadleigh – 4 miles / Ipswich – 5 miles / Colchester – 18 miles

- Storm porch • Entrance hall • Open plan kitchen / breakfast / dining room •
  - Sitting room • Snug / study • Cloakroom • Utility room • Landing •
  - Three double bedrooms (with two ensuite and one dressing area) •
  - Single bedroom • Family bathroom • Off road parking • Integral garage •
  - Private front and rear gardens •

## The Property

Set well back on the eastern side of Duke Street, Chalkhill House was completed to a high specification in 2020.

As expected from a house of its ilk, the accommodation provides a practical and pleasing family layout which fully caters for modern living. This includes a spacious, open plan kitchen / dining room to the rear which provides panoramic views over the private rear garden via two sets of bi-fold doors.

The kitchen is fitted with a comprehensive range of Neff appliances, quartz work surfaces and an array of matching cupboards and drawers. The adjacent utility / laundry room provides additional work surfaces and storage facilities with further access to the rear garden.

The two front reception rooms are set either side of a wide and welcoming entrance hall, where the larger sitting room provides an open fire which could easily accommodate a wood burner.

Via a central landing, the first floor provides four bedrooms, where bedrooms one and two to the rear (both with ensembles and one dressing room) directly overlook the main garden and arable farmland beyond which defines the entire southern boundary. Overlooking the front drive, bedrooms three and four are served by a family bathroom which like the ensuite facilities are stylishly fitted with Roca sanitary ware.

Outside, the house is approached via a sweeping gravel driveway providing off-road front parking whilst giving access to an integral garage.

The principal garden is to the rear enjoys a private, south-east facing aspect which consists of a large expanse of lawn which is defined by a paved terrace which abuts the house on three sides. A native boundary hedge to the south gives way to open farmland.

In all, the property covers some 0.242 acres.

## A STYLISHLY PRESENTED MODERN HOUSE DISCREETLY SET IN SOME 0.24 ACRES



### Location

The sprawling village of Hintlesham is located mid-way between Ipswich and the market town of Hadleigh. It provides a church, primary school, and a public house. It is perhaps best known for the Hintlesham Hall Hotel and Golf Club.

### Services

Mains water, electricity, and drainage. Underfloor heating to the entire ground floor. Gas central heating. Two solar panels fitted to the main southern part of the roof.

### EPC Rating

Current C (76). Potential C (78).

### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council.  
Band F (2025/6)



# Chalkhill House, Duke Street Hintlesham, Suffolk, IP8 3PP

Approximate Floor Area  
 Main House - 2005 sq. ft / 186.30 sq. m  
 Garage - 229 sq. ft / 21.26 sq. m

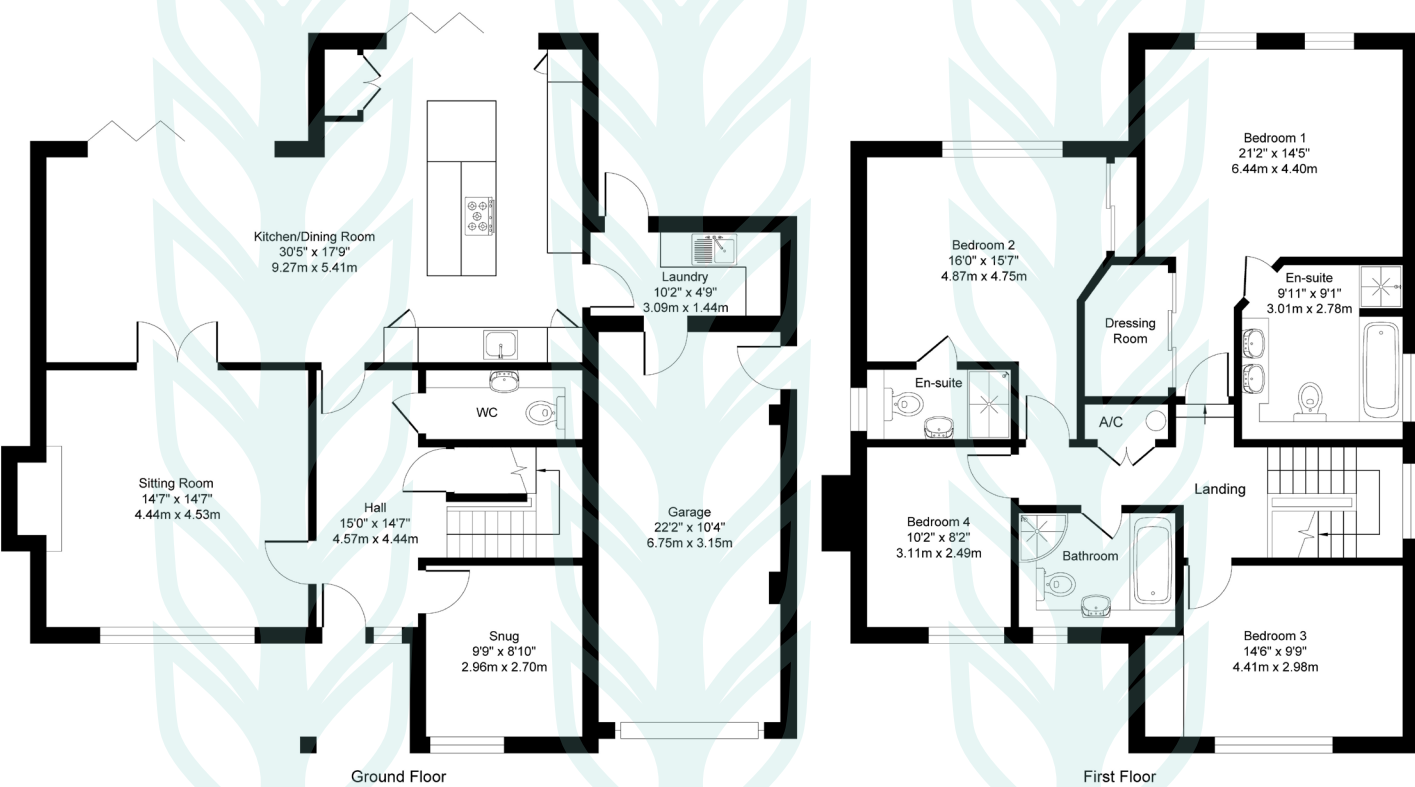


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The Corn Exchange,  
 Market Place,  
 Hadleigh,  
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 IP7 5DN

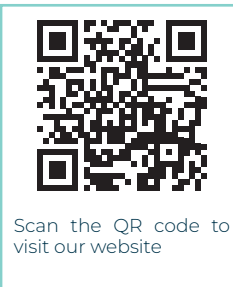
info@chapmanstickels.co.uk  
 www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels  
 ben@chapmanstickels.co.uk

Cleo Shiel  
 cleo@chapmanstickels.co.uk



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