



WHITELEYS

Monks Eleigh | Suffolk



Chapman Sticks

WHITELEYS, MILL LANE MONKS ELEIGH, SUFFOLK IP7 7AA

Ipswich - 15 miles
Bury St Edmunds - 16 miles
Hadleigh - 6 miles
Sudbury - 8 miles

- Entrance hall / study • Sitting room • Garden room •
- Dining room • Kitchen / breakfast room • Utility room •
- Downstairs shower room • Three double bedrooms • Bathroom •
- Off-road parking • Double cartlodge • In all, 1 acre (STS) •

The Property

Whiteleys is a delightful village house occupying a peaceful riverside location just off a no-through road in the sought-after Suffolk village of Monks Eleigh. The property, which was originally built during the 1960's, has subsequently been sympathetically enhanced by previous owners by adding a single storey extension resulting in a generously proportioned and comfortable family home. The extension includes – a spacious kitchen/breakfast room with utility room and shower room. There is also further scope to extend upwards.

The generous accommodation comprises: a welcoming entrance hall/study, sitting room with open fireplace, garden room, dining room, kitchen/breakfast room, utility room and a ground floor shower room.

A staircase leads to the landing space above which is filled with natural light due to the recently installed Velux windows. There are three double bedrooms, two of which benefit from having ample built-in wardrobes, and a bathroom with underfloor heating. We understand the loft above is partly boarded and has a built-in ladder for easy access.

Outside, the house is set well back within its plot of approximately 1 acre (sts) behind a five-bar gate with a gravel drive and an oak framed cartlodge with EV charging point. To the rear of the house lies a large expanse of lawn which is surrounded by well-established borders and a vegetable garden with attractive raised beds. The beautiful and tranquil river Brett runs along one side of the garden with water meadows beyond.

Agents note: The group of five Willows in the rear garden are protected by a Tree Preservation Order.

TRANQUIL RIVERSIDE LOCATION - A THREE BEDROOM DETACHED HOUSE SET WITHIN APPROXIMATELY 1 ACRE (STS) WITH PARKING AND CARTLODGE



Location

Monks Eleigh is a very attractive village set within the south Suffolk countryside, with the popular Swan public house and community shop / post office located some 50 metres away from the property. 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 are connected. Oil-fired central heating. EV charging point in cartlodge.

EPC Rating

Current E (42). Potential C (69).

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
Band D (2026)



Whiteleys, Mill Lane, Monks Eleigh, IP7 7AA

Approximate Floor Area

Main House - 1785 sq. ft / 165.91 sq. m

Outbuilding - 351 sq. ft / 32.65 sq. m

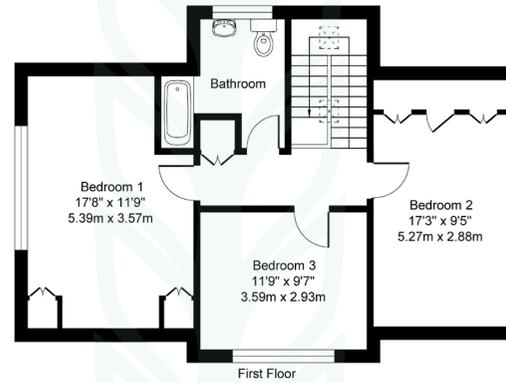
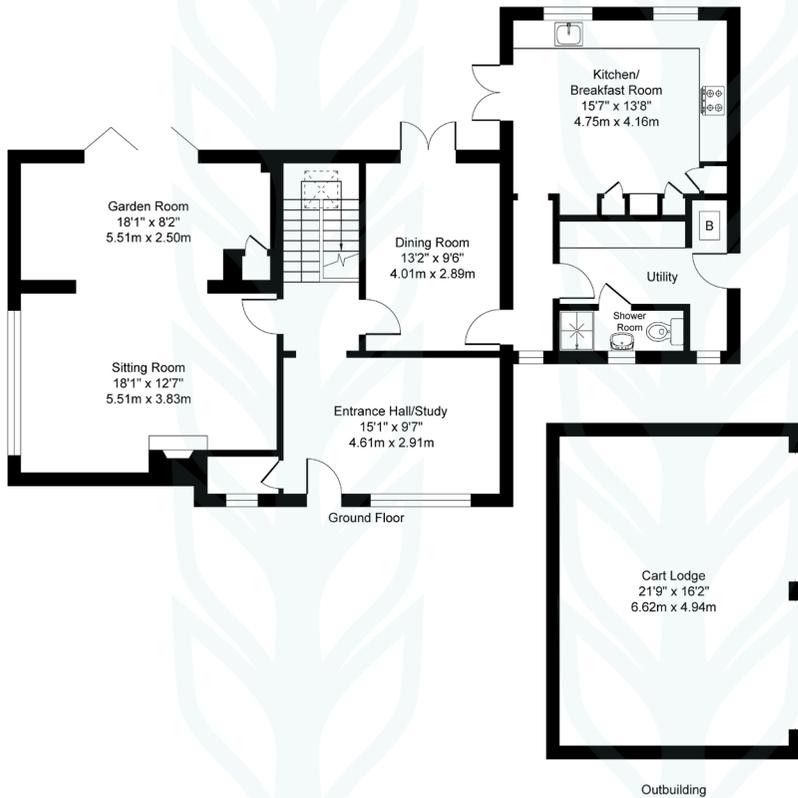
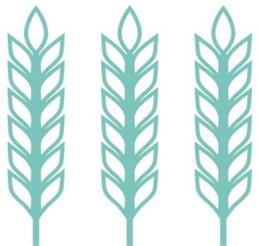


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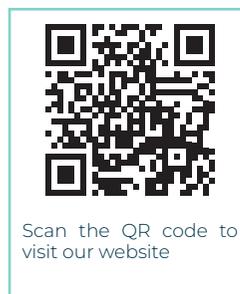
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