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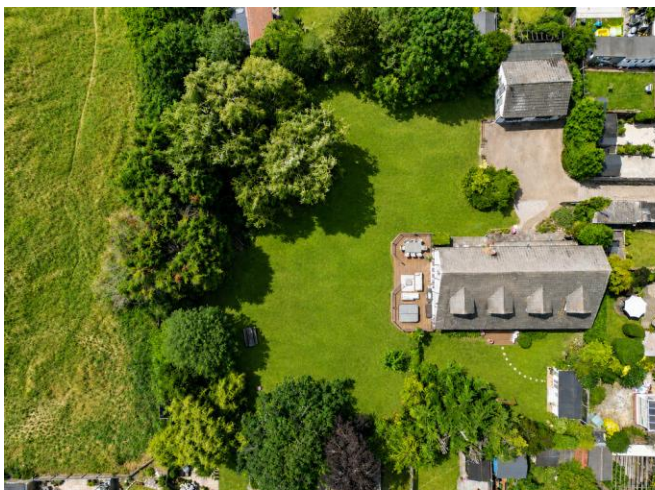


The Coach House
Lynton Road, Hadleigh, SS7 2QG

- A unique and private home in one of Hadleigh's most desirable settings.
- A stunning detached home on a secluded plot of approximately one acre.
- Approached via a long driveway with secure electric gated entrance.
- Backing directly onto open farmland.

Offers In Excess Of £1,250,000





Once in a while a unique property comes to market and this particular property must be the best kept secret in Hadleigh.

Set in grounds of approximately one acre and approached by a long private driveway with electric gate. Beautifully improved and meticulously maintained by the current owners, this hidden gem enjoys complete privacy while offering an outstanding combination of character, practicality, living accommodation, and beautifully landscaped gardens. The oasis-like grounds wrap around the house and provide complete seclusion, allowing full enjoyment of the vast lawned areas.

The accommodation includes an impressive entrance hallway, generous ground floor cloakroom, large study (which could easily be used as a downstairs bedroom or playroom), snug area, magnificent 26ft lounge and stunning shaker-style kitchen/ dining room with separate utility room. To the first floor are three generous double bedrooms which could easily be converted to create more and there is further potential (subject to Planning Permission) to convert the large loft space also).

Backing directly onto open farmland, this completely unique property comes with a substantial separate double garage, additional extensive and exceptional mature gardens. This is a rare opportunity to acquire one of Hadleigh's most individual and desirable homes, conveniently located within a very short walk of the country park and Hadleigh town centre.





ACCOMODATION COMPRISES

Approached via a composite entrance door, the property opens into an impressive and spacious entrance hallway.

ENTRANCE HALLWAY

A welcoming reception area featuring attractive Parquet wood-effect flooring, radiator, smooth plastered ceiling with decorative coving and ceiling rose, wall-mounted alarm system and doors providing access to the principal ground floor accommodation.

GROUND FLOOR CLOAKROOM

Fitted with a modern two-piece suite comprising a low-level WC and wash hand basin. Finished with wood-effect flooring, radiator with decorative cover, smooth plastered ceiling with coving and extractor fan.



STUDY / GROUND FLOOR BEDROOM 4

17' 2" (into bay) x 12' 4" (5.23m x 3.76m) A generous home office enjoying a double glazed leaded bay window to the front elevation, fitted carpet, radiator and smooth plastered ceiling with decorative coving. Could be used as a bedroom with room for an en-suite or playroom.



SNUG

16' 10" (into bay) x 11' 9" (5.13m x 3.58m) A charming and versatile reception room featuring a double-glazed leaded bay window to the front, fitted carpet, radiator, smooth plastered ceiling with coving, inset spotlights and decorative ceiling rose. Double doors with steps lead through to the principal lounge.

LOUNGE

26' 5" x 17' 2" (8.05m x 5.23m) A magnificent principal reception room offering exceptional proportions and wonderful views across the rear garden. Double glazed windows to the side and rear, together with French doors opening out directly onto a beautifully designed millboard decking area with a partially sunken 8 seater Jacuzzi hot tub (can stay by separate negotiation) and steps down to the lawn. Further features include a feature fireplace, 2 recessed ceiling areas with mood lighting, inset ceiling spotlights, two decorative ceiling roses, coving, fitted carpet and radiator with decorative cover.





KITCHEN/DINING ROOM

29' 7" x 11' 3" (9.02m x 3.43m)

DINING AREA

A superb entertaining space with double glazed French doors opening directly onto a uniquely shaped millboard decking area which leads to the garden. Finished with Laura Ashley tiled flooring, radiator with decorative cover, smooth plastered ceiling incorporating inset spotlights, decorative coving and ceiling rose.

KITCHEN AREA

Beautifully appointed with an extensive range of shaker-style wall and base units incorporating display cabinets, ample work surfaces with inset sink and drainer, tiled splashbacks, integrated dishwasher, Samsung American-style fridge freezer, free standing Belling Farmhouse cooker with five-ring ceramic hob and extractor hood above. A double-glazed window overlooks the side aspect, Laura Ashley tiled flooring, smooth plastered ceiling with inset spotlights, decorative coving and two ceiling roses complete this impressive family kitchen. Door leading to:

UTILITY ROOM

7' 4" x 8' 5" (2.24m x 2.57m) Fitted with additional storage cupboards, laminate work surfaces with inset sink and drainer, space and plumbing for both washing machine and tumble dryer, Laura Ashley tiled flooring, radiator, electric meter and double glazed window to the side.

FIRST FLOOR ACCOMMODATION

LANDING

A spacious galleried landing with fitted carpet, multiple built-in storage cupboards, double glazed windows to both the front and rear elevations, smooth plastered ceiling with coving and doors leading to all first-floor rooms.

BATHROOM

A beautifully appointed four-piece family bathroom featuring a freestanding clawfoot bath, separate walk-in shower cubicle, twin wash hand basins with storage beneath and high-level flush WC. Complemented by part-tiled walls, tiled flooring, heated towel rail, obscure double glazed window to the front and a smooth plastered ceiling with inset spotlights.

BEDROOM ONE

18' 7" x 14' 7" (5.66m x 4.44m) A superb dual-aspect principal bedroom with double glazed windows to both the front and rear elevations, fitted wardrobes, fitted carpet, radiator with decorative cover, smooth plastered ceiling with coving and door leading to:





EN-SUITE SHOWER ROOM

Fitted with a three-piece suite comprising shower cubicle, wash hand basin with vanity storage beneath, low-level WC, heated towel rail, tiled flooring and extractor fan.

BEDROOM TWO

18' 8" x 12' 6" (5.69m x 3.81m) A spacious dual-aspect double bedroom with double glazed windows to both the front and rear elevations, fitted wardrobes, fitted carpet, radiator with decorative cover, smooth plastered ceiling with coving and loft access.

BEDROOM THREE

14' 10" x 12' 9" (4.52m x 3.89m) A generous double bedroom with double glazed window to the front elevation, fitted carpet, radiator, and smooth plastered ceiling with decorative coving.



OUTSIDE

Occupying a secluded plot of just under one acre, the beautifully established grounds are undoubtedly one of the property's finest features. Completely private and backing directly onto open farmland, the gardens offer a tranquil setting with an abundance of mature planting, including weeping willow, cedar, apple and horse chestnut trees.



The grounds further benefit from an 18ft summer-house summer house/ shed outbuilding, an impressive raised millboard decked entertaining area with balustrading. A built-in Jacuzzi hot tub is available by separate negotiation. Additional features include three outside taps, external lighting, outdoor power points on garage and house and an electric vehicle charger to the front.

DOUBLE GARAGE

30' x 18' 7" (9.14m x 5.66m) A substantial detached double garage fitted with electric roller doors, power, lighting and boarded loft storage, making it ideal as a workshop, secure parking or additional storage. There is also further useful space situated behind the garage which currently houses the Cub Cadet ride-on lawn tractor (this is available by separate negotiation.)



PARKING

The property is approached via a long private gated driveway providing extensive off-road parking for numerous vehicles.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

37 Lynton Road
BENFLEET
SS7 2DS

Energy rating
D

Valid until: 2 July 2036

Certificate number: 5336-7926-2600-0740-3272

Property type: Detached house
Total floor area: 247 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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