



TUDOR COTTAGE

Hadleigh | Suffolk



Chapman Sticks

66 ANGEL STREET HADLEIGH IP7 5EY

Ipswich - 9 miles

Manningtree - 10 miles (London Liverpool Street from 59 mins)

Colchester - 15 miles (London Liverpool Street from 45 mins)

- Entrance hall • Reception room • Sitting room •
- Kitchen / dining room • Three double bedrooms •
- Family bathroom • Large rear garden • Garage / store •
- In all, 0.17 acres •

The Property

Tudor Cottage is one of Hadleigh's most distinguished listed buildings, and thus forms part of the historic linear pattern to Angel Street. As its name suggests, this attractive double fronted cottage probably dates from the 1600s, with later additions to the rear.

A large entrance hall with pamment tiled flooring leads through to a welcoming reception room, with exposed studwork, open fireplace and pine floors. The adjacent living room is well-proportioned, which is centred around an impressive fireplace with recesses on each side. To the rear, the kitchen overlooks the pretty rear gardens, with access via a rear hall. The dining room with large under stairs cupboard provides additional period features, with exposed beams, fireplace and wall panelling.

Upstairs, a spacious landing with airing cupboard and further storage provides access to a family bathroom, and three double bedrooms, two of which overlook the large rear garden.

Outside, the cottage is set in some 0.17 acres which chiefly consists of a sizable south-east facing garden that is a key attribute. The rear garden is mainly laid to lawn, with a stone sun terrace and plant borders. Immediately to the eastern side of the cottage is a large store, which returns to Angel Street.

CHAIN FREE - A CHARMING GRADE II LISTED TUDOR COTTAGE CONVENIENTLY LOCATED IN THE HEART OF HADLEIGH



Location

Hadleigh is a very popular historic market town situated about 9 miles west from Ipswich. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops, as well as both Junior and Senior schools.

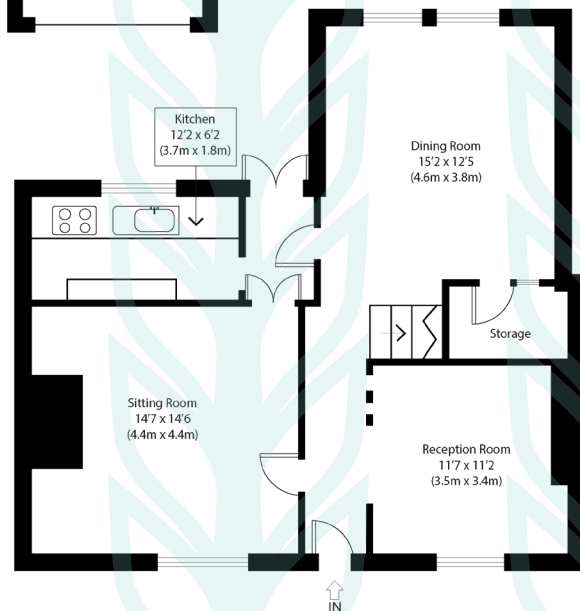
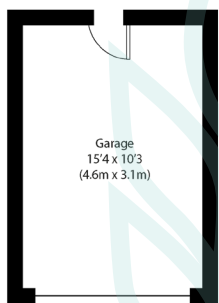
Services

We understand all mains services are connected.

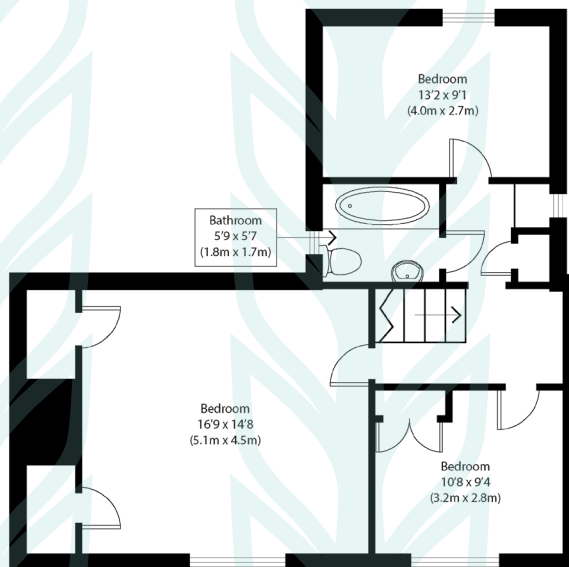
Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
Band D





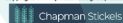
Ground Floor



First Floor

Approximate Gross Internal Area
Main House 1415 sq ft (131 sq m)
Garage 155 sq ft (14 sq m)
Total 1570 sq ft (146 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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