



4 CHURCH HILL

Kersey



Suffolk



Chapman Stickels

4 CHURCH HILL KERSEY, SUFFOLK IP7 6EE

NO ONWARD CHAIN - A WELL-PRESENTED VICTORIAN COTTAGE WITH DELIGHTFUL GARDENS, OFF-ROAD PARKING AND WONDERFUL VIEWS OVER THE VILLAGE AND SURROUNDING COUNTRYSIDE

Hadleigh - 2 miles

Ipswich - 11 miles

Colchester - 15 miles (London Liverpool Street from 48 minutes)

Manningtree - 12 miles (London Liverpool Street from 59 minutes)

- Sitting room • Kitchen / breakfast room • Rear lobby • Family bathroom •
- Two double bedrooms (one ensuite) • Generous rear garden abutting arable farmland •
- Off-road parking •





Attractively positioned on the eastern side of Church Hill, 4 Church Hill Cottages is a charming unlisted property which dates from the late 19th century. Very well presented throughout, the property also displays typical features of its architectural era, which includes front sash windows and high ceilings - giving a good sense of space and light.

The ground floor comprises a charming front sitting room, which provides views over the front cottage garden and Church Hill's pretty street scene.

The adjacent kitchen is recently refitted, which includes oak worksurfaces, numerous cupboards and drawers, Rayburn stove, and an electric hob and oven.



Both offering further wonderful views, the first floor provides two double bedrooms to the front and rear, with a corner ensuite wc to bedroom two.

Outside, a part walled front garden sets the cottage back into its plot. The well-maintained, principal rear garden extends to about 40 metres to the east, which backs onto rolling countryside. To the far boundary gives pedestrian access which leads to the communal parking area, where all 6 cottages in the terrace are allocated one space each. Outbuilding include a timber shed (with power) and an adjacent log store.

Location

Kersey is widely regarded as one of the prettiest villages in Suffolk and has a fine church and public house. Most everyday needs can be found in the town of Hadleigh, about 2 miles to the south. The historic town of Lavenham is about 8 miles, Bury St Edmunds about 16 miles to the north, Sudbury about 9 miles to the west and Colchester, with mainline rail services to London, about 15 miles to the south. The County Town of Ipswich lies about 12 miles to the east.

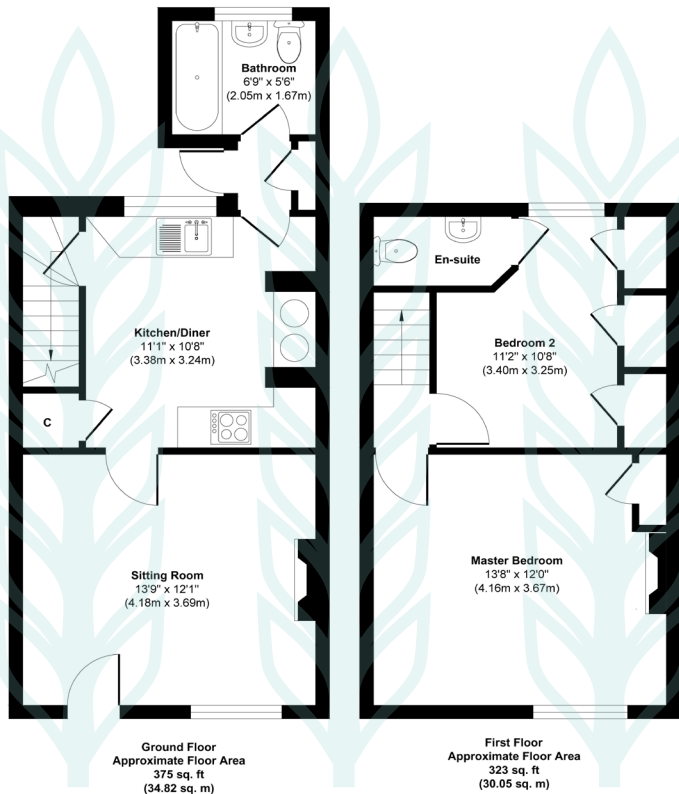
Services

Mains water, electricity and drainage. Wet system electric radiator heating

Local Authority and Council Tax
Babergh & Mid Suffolk District Council
Band B (2026)



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Approx. Gross Internal Floor Area 698 sq. ft / 64.87 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



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