



**SCOTT &
STAPLETON**

CHERRYVIEW
Hadleigh, SS7 2AW
£2,500,000





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Scott & Stapleton are privileged with instructions to offer for sale this magnificent penthouse apartment which has recently been constructed to the highest standards with infinite attention to detail benefitting from stunning estuary views over Hadleigh Castle

This is a true one off affording enormous accommodation which has been meticulously designed and finished to an extremely high specification throughout.

The accommodation extends to over 3,000 sq ft and benefits include a huge entrance hall, stunning open plan lounge/diner & kitchen 37'8 x 29'7, master bedroom suite with huge dressing room & opulent en suite, 2



Accommodation comprises

Communal entrance hall with private lift giving direct access to entrance hall

Entrance hall

6 x 1.9 (19'8" x 6'2")

Inner hall

7.4 x 2 (24'3" x 6'6")

Cloaks cupboard

1.9 x 1.8 (6'2" x 5'10")

WC

1.9 x 1.7 (6'2" x 5'6")

Open plan lounge/diner/kitchen

11.48m x 9.02m (37'8 x 29'7)

Lounge area

6.8 x 5.6 (22'3" x 18'4")

Dining area

5.7 x 3.6 (18'8" x 11'9")

Kitchen area

6.2 x 5.3 (20'4" x 17'4")

South facing sun terrace

19.18m x 5.28m (62'11" x 17'4")

Utility room

4.4 x 3.1 (14'5" x 10'2")

Master bedroom

8.9 x 5 (29'2" x 16'4")

Dressing room

3.9 x 3.9 (12'9" x 12'9")

En suite

6 x 3.8 (19'8" x 12'5")

Bedroom 2

5.6 x 4.4 (18'4" x 14'5")

En suite

2.8 x 1.9 (9'2" x 6'2")

Bedroom 3

4.9 x 4.3 (16'0" x 14'1")

En suite

3 x 1.9 (9'10" x 6'2")

Study/bedroom 4

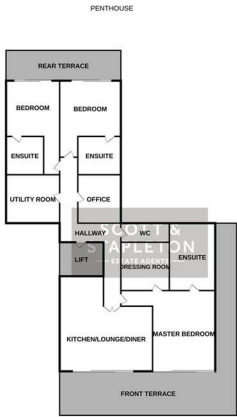
4 x 3.3 (13'1" x 10'9")

Walk in storage cupboard

3.6 x 3.3 (11'9" x 10'9")

Rear terrace

9.30m x 7.39m (30'6" x 24'3")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	