

THE GRANARY

Elmsett | Suffolk

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A CONTEMPORARY CHALET STYLE BUNGALOW OCCUPYING A CORNER PLOT OF SOME 0.15 ACRES TOGETHER WITH A DETACHED ANNEX / OFFICE, GARAGE, AND ENCLOSED GARDENS

• Entrance hall & inner hall • Kitchen / dining / family room • Utility room • Sitting room •
• Study • Two ground floor bedrooms (both ensuite) • Landing •
• Further double bedroom with ensuite bathroom •
• Detached annex / Home office with cloakroom • Ample storage facilities • Garage •
• Off-road parking • Gardens • In all, 0.15 acres •

Hadleigh - 5 miles

Ipswich - 9 miles

Manningtree Station - 13 miles (London Liverpool Street Station in 56 minutes)





The Property

Completed in 2020, The Granary is an individual detached chalet which has been built to a very high specification. Completed to an appealing contemporary edge, the core accommodation covers just under 2,000sq.ft.

The building also has much individual flare, which includes a welcoming, twin aspect entrance hall, and a fabulous, triple aspect kitchen / dining / family room, with bi-fold doors leading onto the main garden. The kitchen area is comprehensively fitted with stylish units, quartz worksurfaces, and Neff appliances.

Of particular note is the first floor, where this entire area comprises the vast main bedroom, with an ensuite bathroom and built-in wardrobes. A further individual feature is the 'borrowed' windows which look down onto the kitchen and open plan reception areas.

The remaining two double bedrooms are on the ground floor, which also provide stylishly fitted ensuite shower rooms. A study opposite could suitably be used a single bedroom, with an adjacent cloakroom and utility room.

In 2023, a single storey extension was built, which provides a further reception room with a large atrium over and access to the western side of the garden.

Outside, the property is approached over an Alpha block driveway which provides ample parking spaces. To one side is the garage, which has an electric roller door, roof storage and pedestrian access to the rear garden.

The garden essentially extends on three sides, where the main area (east) is laid to lawn which adjoins an extensive patio of Indian sandstone. A further patio is to the western side, which leads onto a shingle parking area that returns to the front via timber gates.

To one corner is the detached annex / home office, which is also ideal for outside entertaining. Beyond the main front area is a cloakroom and a large walk-in store (which could be adapted into an ensuite shower room).

Beyond the entire northern boundary (which is defined by steel estate fencing) is arable farmland.









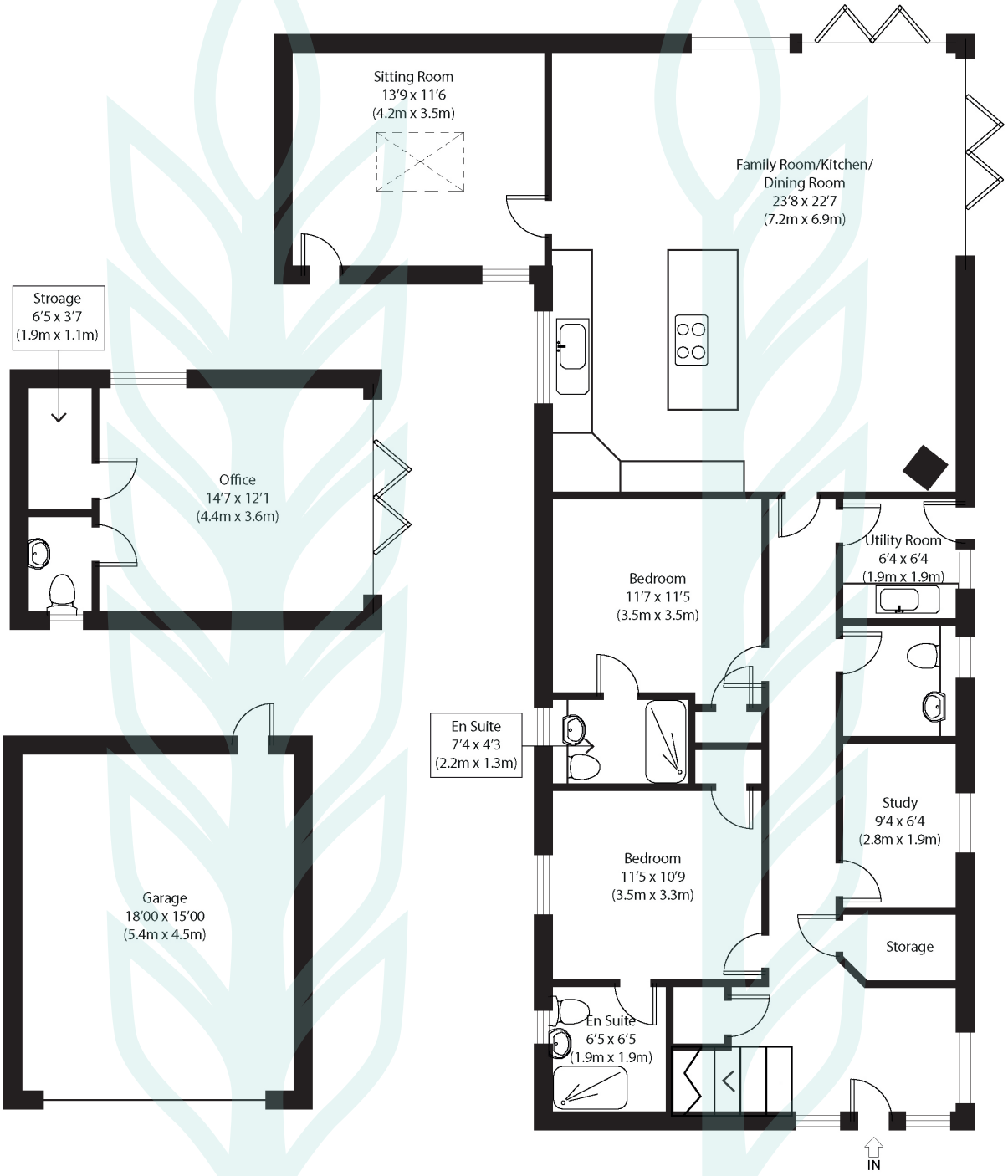




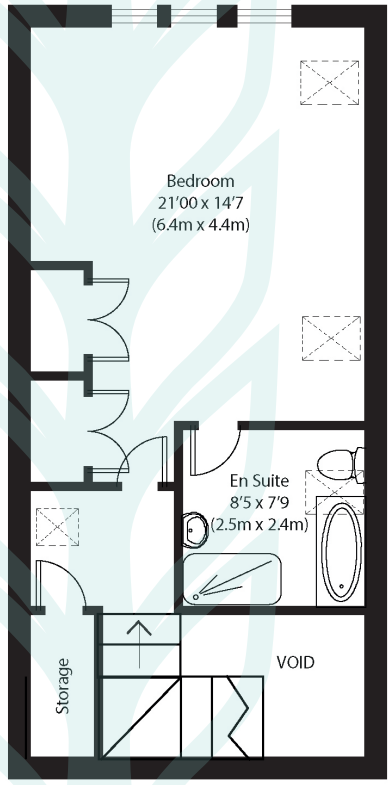








Ground Floor



First Floor

Approximate Gross Internal Area
Main House 1990 sq ft (185 sq m)
Outbuildings 525 sq ft (49 sq m)
Total 2515 sq ft (234 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.
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Location
Situated in the village centre, Elmsett is located some 5 miles from the thriving market town of Hadleigh and 9 miles from Ipswich. The village itself offers a
Post Office / Village Stores, public house, primary school, and village hall.

Services
Mains water, electricity and drainage is connected. Air source heat pump. The entire ground floor is under floor heated.

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council
Band E (2026)

EPC Rating
Current B (82). Potential A (105











Chapman Stickels

2 Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk
01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk

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