



109 BENTON STREET

Hadleigh

| Suffolk



Chapman Sticks

109 BENTON STREET HADLEIGH SUFFOLK IP7 5AR

CHAIN FREE - A CHARMING GRADE II LISTED COTTAGE CONVENIENTLY
LOCATED CLOSE TO THE HEART OF HADLEIGH WITH AN ESTABLISHED
HISTORY AS A SUCCESSFUL HOLIDAY LET

Hadleigh Town Centre - 0.5 miles

Manningtree Station - 9 miles

Ipswich - 10 miles

• Sitting room • Kitchen • Two bedrooms • Bathroom • Garden •





Property

A charming Grade II listed cottage, currently operating as a successful holiday let and offering plenty of character throughout. The accommodation has a warm and welcoming feel, with exposed timbers and period details.

The sitting room provides a cosy main living space with room for dining, and features an attractive brick fireplace housing a gas fire, together with exposed ceiling timbers.

The kitchen is well equipped with a range of fitted units, and includes an integrated four-ring gas hob and oven, together with plumbing for a washing machine. A stable-style door opens directly onto the enclosed courtyard and sun deck beyond.



On the first floor, the landing gives access to two bedrooms and a fully tiled wet room, which is fitted with a basin, WC, and heated towel rail. Bedroom one continues the character of the cottage with exposed timbers and offers fitted wardrobe storage.

Outside, the property benefits from a well-kept, fully enclosed courtyard garden with sun deck, providing a pleasant outside seating area. There is also pedestrian access across the rear of the neighbouring cottages.

Location

The property is located some 0.5 miles south of Hadleigh town centre, and Benton Street consists of mainly individual properties of varying ages. Hadleigh itself is a very popular historic market town. The town offers an excellent range of local amenities including restaurants, pubs, sports facilities, a wide selection of shops and both junior and upper schools.

Services

We understand mains services are connected.

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council Band B (2026)





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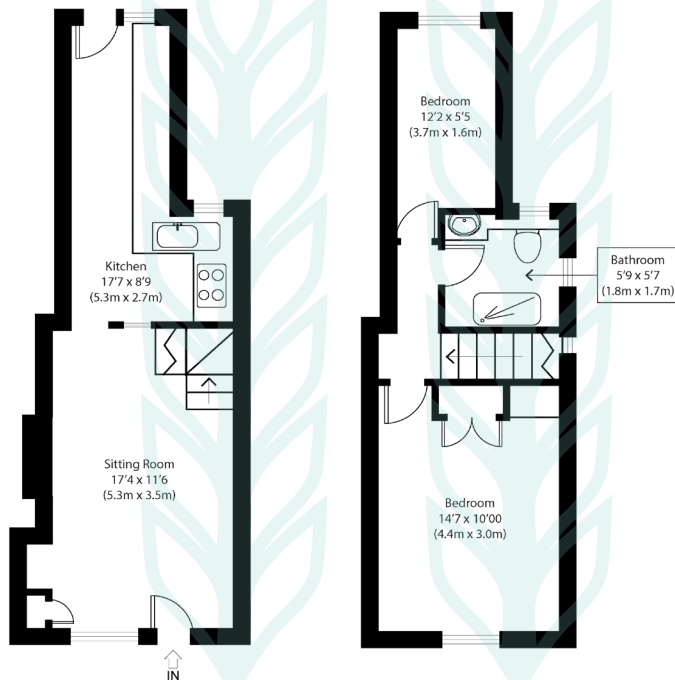
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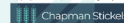


Ground Floor

First Floor

Approximate Gross Internal Area
600 sq ft (56 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not dispute 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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