



MAYFLOWER

Hadleigh Heath | Suffolk



Chapman Stickels

MAYFLOWER, HADLEIGH HEATH, SUFFOLK, IP7 5NY

Ipswich - 9 miles
Manningtree - 14 miles
Colchester - 14 miles

- Reception hall • Kitchen / breakfast room •
- Utility room with boots / storage area • Dining room •
- Study / bedroom 5 • Sitting room • Garden room •
- Downstairs shower room • Landing •
- Four further double bedrooms (with one ensuite) •
- Family bathroom • Off-road parking •
- Detached double garage with workshop • Gardens •
- Outbuildings •

The Property

Forming part of a hamlet located some two miles west of Hadleigh, Mayflower is an imposing family house which was built to an individual specification in 2011.

The house was designed by locally renowned architects Whymark and Moulton, where much emphasis was placed on the free-flowing layout, which covers about 2,800sq.ft.

A welcoming central hall with karndean flooring extends into both the dining room and study, where the latter provides French windows onto the rear patio. Accessed via the central dining room, glazed bi-fold doors open into the garden room, giving further access onto the patio as well panoramic views over the entire principal garden.

With a further vista and access onto the main garden, the particularly spacious full width sitting room provides a central red brick fireplace housing a wood burner. To the front of the house is the recently refitted kitchen, comprising extensive quartz worktops with integral appliances which includes NEFF induction hob, double oven and microwave. A custom built, central work 'island' with oak worktop provides further base level cupboards and drawers.

The remaining ground floor consists of the utility room and boot room, which provides additional extensive storage space with oak worksurfaces, plumbing for a washing machine and dryer, as well as space for a full-height fridge freezer. In addition, there is a ground floor shower room.

Via a spacious front landing, the first floor offers four double bedrooms, with bedroom one providing corner wardrobes on

A SUBSTANTIAL AND PRESENTABLE MODERN HOUSE SET IN ABOUT 0.25 ACRES TOGETHER WITH A DETACHED DOUBLE GARAGE, WORKSHOP AND WELL-MAINTAINED GARDENS



one wall. Offering numerous cupboards and drawers, the ensuite is fitted with a white suite, which includes a jacuzzi bath and a separate shower cubicle. Bedrooms two and three to the rear enjoy views over the rear garden, and both offer further fitted wardrobes – particularly bedroom two which is currently used as a dressing room. Similarly to bedroom one, bedroom four overlooks the front garden and a rural view beyond. The family bathroom, which is fitted with bath and corner shower, is unusually large and gives scope to be divided into two separate bathrooms – allowing for a further ensuite if desired. Top quality fly screen devices have been fitted to some of the windows, as well as the french windows in the lounge.

Outside, the house is set well back in its plot, providing a raised front lawn with a sweeping brick driveway offering ample off-road parking. Adjacent to the north is a detached double garage with adjacent workshop. The garage has a part boarded mezzanine floor above.

To the rear is the private and well-maintained principal garden, which benefits from a south-west facing aspect. Immediately to the rear of the house is a full-length patio with pergola which abuts an area of lawn defined by timber edging. Paths lead to two outbuildings, including a summerhouse which has power connected.

Services

Mains water, electricity and drainage are connected. Underfloor heating to the entire ground floor via an oil-fired boiler. Upstairs heating via hot water radiators. New alarm system with remote access and separately 6 security cameras. Wood burner and solar panels supplement the water heating. CAT 5 internet cabling. External power including LED lighting. Rainwater harvesting via subterranean storage tank with hose pumps. Water softener.

Location

Hadleigh Heath is a small, popular hamlet located between Hadleigh and Polstead, with easy access to the A1071 (Coram Street). The A1071 gives convenient access to the historic market town of Hadleigh, which is some 2.5 miles to the east. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
Band G (2025)

EPC Rating

Current C (74) Potential C (78)



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Approximate Floor Area
Main House - 2821 sq. ft / 262.16 sq. m
Garage - 426 sq. ft / 39.60 sq. m

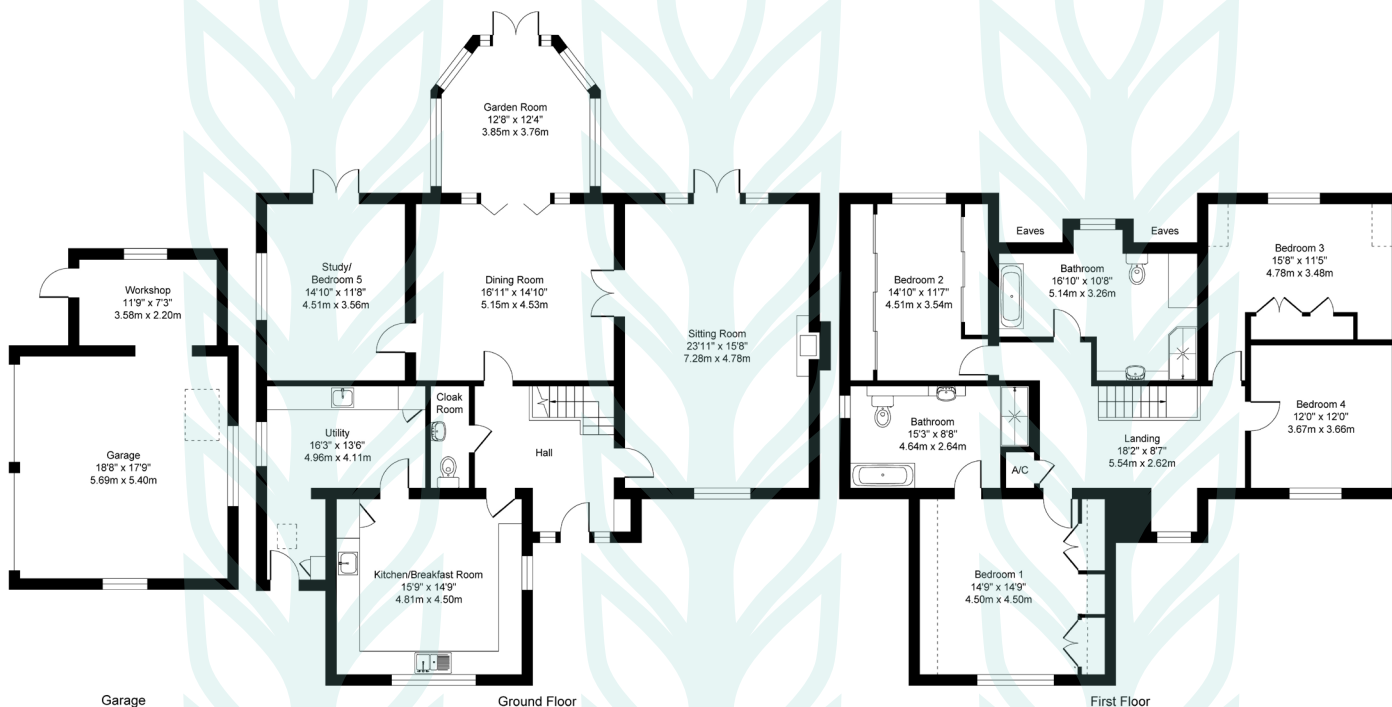


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Chapman Stickels

The Corn Exchange,
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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