

CHERRY THATCH

Hadleigh Heath | Suffolk

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A DETACHED FIVE-BEDROOM FAMILY HOUSE SET IN APPROXIMATELY 0.6 ACRES OF SECLUDED GARDENS TOGETHER WITH PARKING AND EXTENSIVE GARAGING PROVIDING ANNEXE POTENTIAL

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

• Entrance hall • Office • Sitting room • Family / Dining room • Kitchen / Breakfast room •
• Utility room • Cloakroom • 5 bedrooms • 4 bathrooms (3 ensuite) •
• Extensive garaging (with annexe potential) • Parking for several cars •
• Gardens of 0.6 acres (sts) •








COMPUTER GENERATED IMAGE
DOUBLE GARAGE


COMPUTER GENERATED IMAGE
GAMES ROOM/GYM

The Property
Covering approximately 3104 sq.ft this well-appointed detached home occupies a discreet semi-rural setting in the village of Hadleigh Heath. Cherry Thatch is an individually designed house which was built in the 1980's, and has more recently undergone improvements to a high specification, resulting in a comfortable and stylish family home.

Approached via a gravel drive and through the front door, a welcoming reception hall which also serves partly as a study, provides access to the extensive ground floor accommodation. It offers a spacious sitting room, with an attractive brick inglenook fireplace featuring an inset wood burner and exposed ceiling timbers, with pretty garden views from every aspect. Adjacent is the impressive open plan kitchen/breakfast room, fitted with various modern base and eye level units, combined with Quartz effect worktops. This beautifully light and airy kitchen with French doors to the sun terrace, offers an integrated Samsung double oven and induction hob, with the adjoining utility room providing plumbing for dishwasher, washing machine and tumble dryer. The comfortable accommodation continues through to the family/dining room and a downstairs cloakroom.

On the first floor, a central landing provides access to five bedrooms, three of which benefit from having en-suite shower rooms. Bedroom one is a particularly impressive room with extensive glazing offering breath taking views in every direction, with a dressing room and a luxurious en-suite walk in shower. The landing also provides access to an airing cupboard, loft space, and the family bathroom.

Outside, the house is positioned centrally in its generous plot, providing a good deal of privacy with gardens to all sides abutting farmland to the northern and eastern boundaries, with a gravel drive providing ample off-road parking, and a double garage.

Annexe potential:-The double garage benefits from an electrically powered door and large storage area above, with an adjoining games room/gym offering huge potential to be converted into further accommodation making it the perfect space to create multi-generational living, or a studio.

Agents note
This marketing contains computer generated images of the annexe.









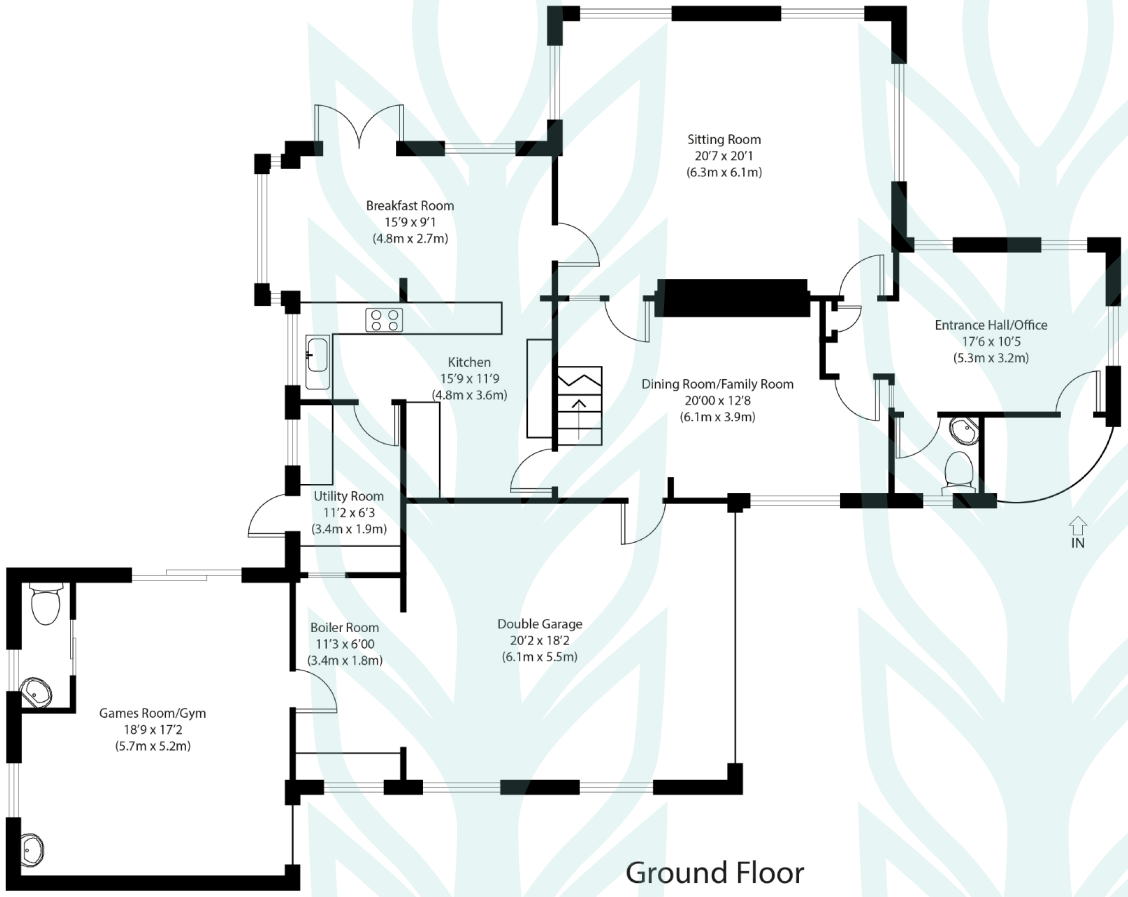




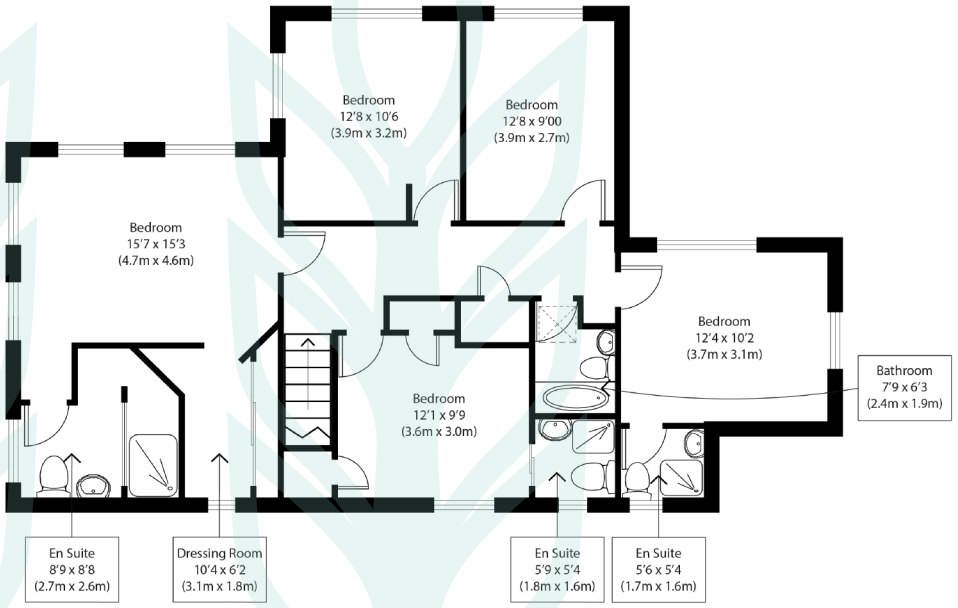








Ground Floor



First Floor

Approximate Gross Internal Area
3104 sq ft (288 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, indepentent investigation of the property in respect of monetary valuation.
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Location
Cherry Thatch is conveniently located in the popular hamlet of Hadleigh Heath, located between Hadleigh and Polstead, providing easy access to the A1071 which not only favours the commuter, but also provides easy access to the nearby historic market town of Hadleigh, and the popular village of Boxford, both of which offer a wide range of amenities, including local shops, post office, doctors surgery, pubs, café's, and both primary and senior schools.

The 36 hole Stoke- by- Nayland Golf Club and Spa is a short drive away, as well as outstanding restaurants in nearby Lavenham and Stoke by Nayland.

Services
Mains water, electricity and drainage are connected. Oil-fired heating via modern bunded oil tank. EV charger.

EPC Rating
Current D (63) Potential C (75)

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









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