



# WESTCOTE

Monks | Eleigh | Suffolk



Chapman Stickels

# WESTCOTE, BACK LANE, MONKS ELEIGH, SUFFOLK, IP7 7BA

Boxford – 5 miles,  
Hadleigh – 6 miles  
Sudbury – 7.7 miles

- Entrance hall and inner hall • Cloakroom • Kitchen / breakfast room •
- Utility room • Dining room • Conservatory • Sitting room • Landing •
- Four double bedrooms (with one ensuite) • Single bedroom •
- Family bathroom • Ample off-road parking • Integral double garage •
- Private gardens • In all, 0.26 acres •

## The Property

Discreetly positioned along a minor country lane in the rural parish of Monks Eleigh, Westcote is an individual detached house which dates from the 1980's.

The family accommodation provides a practical and pleasing layout throughout, with a notable amount natural light on both floors.

The core accommodation provides a welcoming, triple aspect front sitting room with a central fireplace housing a wood burner. Part glazed double doors lead through to the central dining room, which is essentially open plan to the recently modernised kitchen - which is stylishly fitted with quartz worksurfaces, matching range of base and eye level units with integral Neff appliances.

Also recently updated is the adjacent utility / boot room, with oak worktops, a further sink and plumbing / space for a washing machine.

Attached to the rear of the house (south) is a substantial conservatory / garden room, which provides access and panoramic views over the principal south-facing garden.

Accessed via the main front hall, the first floor comprises five bedrooms in all, where the main triple aspect bedroom provides an ensuite bathroom to one corner. The remaining three double bedrooms and a single bedroom are all served by a family bathroom with shower.

Outside, the house is set well back in its plot, forming a raised front kitchen garden defined by a retaining wall. Adjacent is the generous front parking area, which gives access to the integral double garage with workshop.

The principal garden is to the rear, which enjoys a private, south-facing aspect comprising a sheltered patio with two-tiered areas of lawn beyond, both defined by a further retaining wall and flower borders. Recently planted with native tree saplings, the main garden extends to the elevated southern boundary, with arable farmland beyond. In all, the property covers some 0.26 acres.

NO ONWARD CHAIN - A FIVE-BEDROOM DETACHED HOUSE OFFERING WELL-PROPORTIONED AND ATTRACTIVE ACCOMMODATION TOGETHER WITH AMPLE OFF-ROAD PARKING, DOUBLE GARAGE, AND SECLUDED PRIVATE GARDENS



### Location

Back Lane is essentially a sporadic rural hamlet, tucked away on the southern outskirts of Monks Eleigh. Monks Eleigh is an attractive village set within the south Suffolk countryside, with the popular Swan public house and community shop / post office located within walking distance of the property. The excellent Hollow Trees Farm Shop is nearby with the market towns of Hadleigh and Sudbury both within easy reach.

### Services

Mains water, electricity and drainage are connected. LPG heating

### EPC Rating

Current E (48) Potential D (59)

### Local Authority and Council Tax Band

Babergh District Council

Tax Band F (2026)



# Westcote, Monks Eleigh, Suffolk

Approximate Floor Area  
 Main House - 1884 sq. ft / 175.00 sq. m  
 Garage - 334 sq. ft / 31.00 sq. m

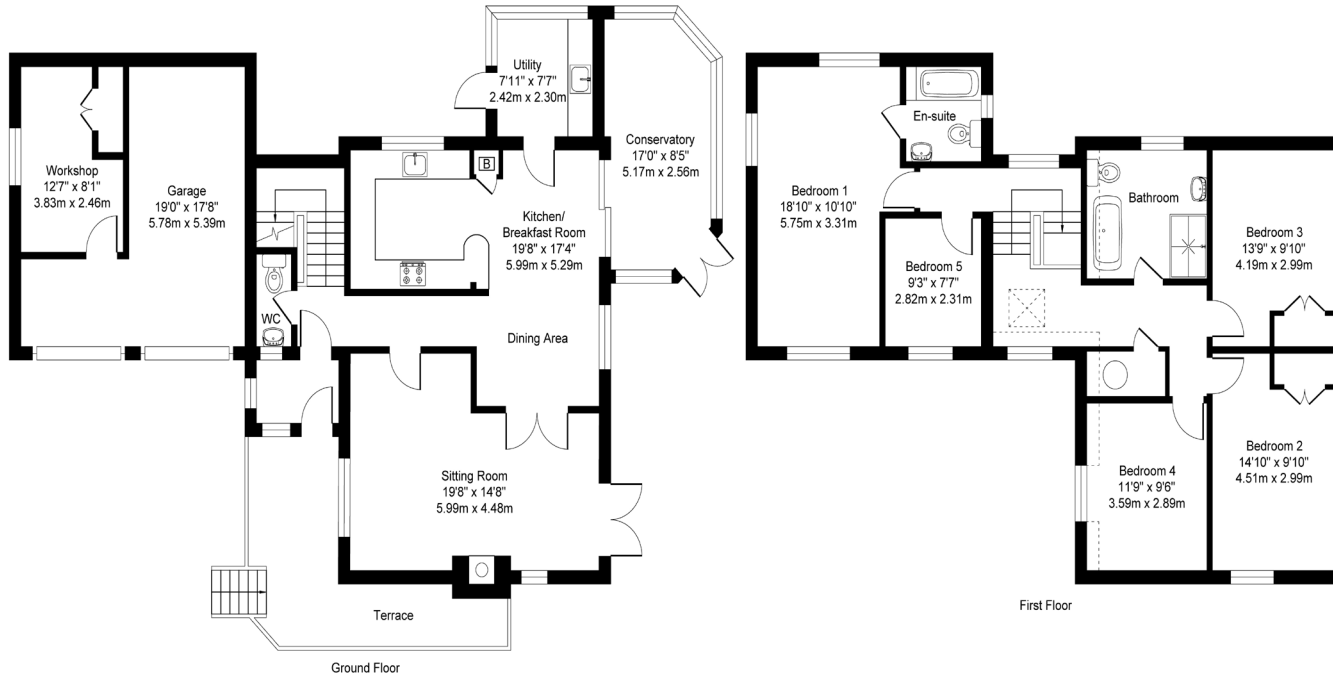


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 Hadleigh,  
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 IP7 5DN

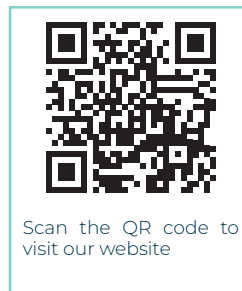
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