



# 102 HIGH STREET

Hadleigh | Suffolk



Chapman Sticks

# 102 HIGH STREET HADLEIGH, SUFFOLK IP7 5EL

Ipswich - 9 miles  
Sudbury - 11 miles  
Colchester - 14 miles

- Entrance hall & inner hall • Cellar • Sitting room •
- Family / dining room • Kitchen / dining room • Utility room •
- Cloakroom • Garden room / office • Landing with seating area •
- Four double bedrooms • Two bathrooms •
- South-west facing garden extending to the north and east •

## The Property

102 High Street forms part of the town's historic hub with all its amenities within walking distance. With a typically elegant Georgian façade, the house dates from the 16th century with later additions which probably date from the 17th and 18th centuries, as well as a modern addition to the rear.

As such, the varying architectural periods provide distinct areas which all have appealing characteristics. The front section of the house forms the 16th century part, with heavily timbered beams to both the inviting entrance hall (which provides access to the spacious cellar) and the sitting room, providing an open fireplace.

Beyond the inner hall is the central family room / dining room, with numerous Georgian / Victorian influences which includes a cast iron fireplace and built-in alcove cabinetry. Complementing the period parts of the house is the tastefully modernised kitchen / breakfast room, which offers a pleasing open plan arrangement with a wood burner to the dining area, and a stylishly fitted kitchen with quartz worktops and a range of oak cabinets. This twin aspect room is notably bright, with two sets of glazed doors leading onto the side gardens.

An adjacent inner hall leads through to the utility room and cloakroom, and the remainder of the ground floor comprises the oak framed office / garden room, which was built in 2002 with twin aspect glazing and further French windows onto the rear garden.

The first floor is accessed via the inner hall, which leads onto a welcoming and usable main landing / seating area, with access to the modernised shower room. This essentially serves the front bedroom, which consists of the 16th century part, with direct views over the High Street.

Directly above this bedroom with access via a further staircase is the second-floor bedroom, with favourable ceiling height and a gable end window giving further views along the High Street.

## AN ATTRACTIVE GRADE II LISTED TOWNHOUSE COVERING SOME 2,400 SQ.FT OF TASTEFULLY MODERNISED LIVING SPACE TOGETHER WITH PRIVATE REAR GARDENS WHICH EXTEND ON THREE SIDES



The main landing connects to a corridor, giving access to the central double bedroom with views over the side garden. This bedroom is served by a tastefully modernised family bathroom, together with the wonderful main end bedroom, with twin aspect views over the side gardens.

The outside areas are also a notable feature, where the main south-facing brick patio offers good privacy with pergola, flower borders and a raised decking area to one corner. The garden extends beyond the garden room and round to the northern side, with further areas of brick patios and pergola with climbing wisteria. Outbuildings include two timber storage sheds.

**Location**  
Hadleigh is a very popular historic market town situated about 9 miles from Ipswich, 9 miles from Manningtree and about 14 miles from Colchester – all having main line services for London's Liverpool Street station. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

**Services**  
We understand all mains services are connected. Superfast broadband with estimated 77 mbps download speed. Unrestricted on-street parking, with EV charging points 1 minute walk away - which is in Magdalen Road.

**EPC Rating**  
Current D (56). Potential C (75).

**Local Authority and Council Tax**  
Babergh & Mid Suffolk District Council  
Band E (2025)



