



10 HIGH STREET

Bildeston | Suffolk



Chapman Sticks

10 HIGH STREET, BILDESTON, SUFFOLK, IP7 7EY

Stowmarket – 9 miles (London Liverpool Street from 71 minutes)
Ipswich – 14 miles (London Liverpool Street from 60 minutes)
Manningtree – 15 miles (London Liverpool Street from 56 minutes)

- Extended sitting room • Dining room • Kitchen / breakfast room •
- Cloakroom • Store room • Landing • Four bedrooms (with one ensuite) •
- Family bathroom • Front & Rear gardens • Off-road parking •
- Detached double garage • In all, 0.26 acres •

The Property

Positioned on the southern end of Bildeston, 10 High Street occupies a discreet elevated setting where the house is recessed in some 0.26 acres.

Likely to date from the late 1980's / early 1990's, the property has been under the same ownership since 1996, and although evidently well-maintained, the accommodation does require cosmetic updating. Additionally, the existing floor plan offers good scope to reconfigure, as well as the potential to extend – owing to its generous plot.

Via a central entrance hall, the two front reception rooms comprise a dining room and study, where the latter could be incorporated into the adjacent kitchen breakfast room by the removal of the dividing wall.

The remaining reception areas consist of a spacious rear sitting room, where a single storey addition provides an additional seating area with panoramic views over the rear garden (east).

Via a central landing, the first floor provides four well-proportioned bedrooms, where bedrooms one and three directly overlook the rear garden. The remaining bedrooms offer further views over the front aspect (west) towards Chelsworth village.

The house is set on elevated ground, where a driveway leads up to a front parking area with a detached double garage with twin electric roller doors. A large raised front garden is laid to shingle, and this area could be adapted to extend the existing parking area.

The principal garden is to the rear (east) which is both well-maintained and private, giving a good sense of seclusion. A patio immediately to the rear of the house leads onto areas of lawn, which are interspersed with herbaceous and shrub borders. The far eastern part provides a vegetable garden, greenhouse, and timber pergola set on a paved seating area.

AN INDIVIDUAL DETACHED HOUSE SET IN EXCESS OF 0.25 ACRES TOGETHER WITH GARDENS, OFF-ROAD PARKING AND A DETACHED DOUBLE GARAGE



Location

Located about 0.3 miles from the village centre, Bildeston is a popular mid-Suffolk village approximately 5 miles from the market town of Hadleigh. The village is well served with amenities, which includes a Post Office / General Stores, Heath Centre (which is 0.1 mile from the property) Primary School, and the acclaimed Bildeston Crown & King's Head pubs.

Services

Mains water, electricity and drainage are connected. Oil-fired heating. 16 Photovoltaics (PV) solar panels fitted on both side of the garage roof.

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



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Approximate Floor Area
Main House - 1524 sq. ft / 141.64 sq. m
Garage - 394 sq. ft / 36.63 sq. m

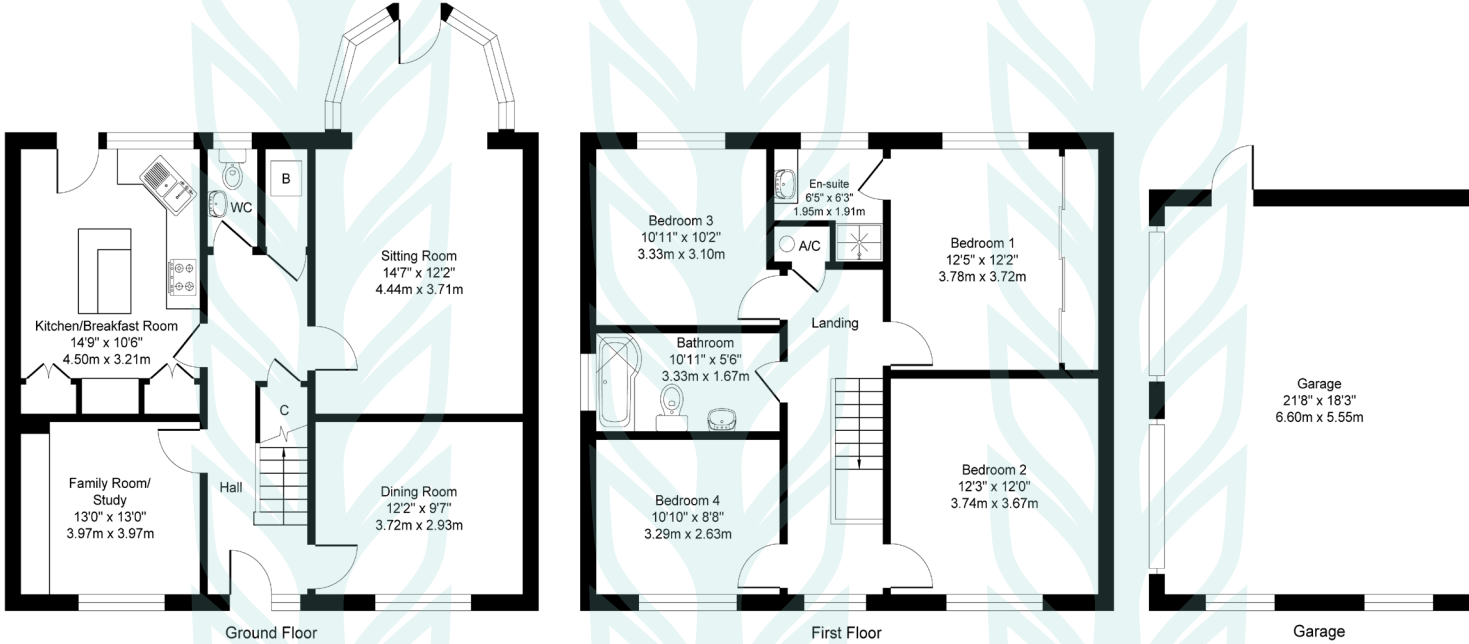


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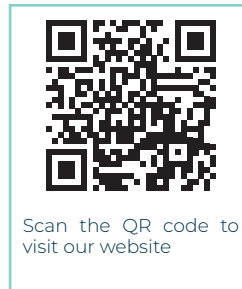
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