



WHITE HORSE HOUSE

Hadleigh



Suffolk



Chapman Stickels

WHITE HORSE HOUSE STONE STREET HADLEIGH, IP7 6DN

Hadleigh Town Centre - 1 mile
Manningtree Station - 9 miles
Ipswich - 10 miles

- Reception hall / snug • Inner hall • Open plan kitchen / dining room •
 - Utility room • Sitting room / garden room •
- Two ground floor bedrooms (with one ensuite) • Family bathroom •
- Shower room • Landing • Two further double bedrooms with ensuite shower rooms and dressing areas • Large cupboard / store •
 - Rear garden • Cart lodge garage • Parking •

The Property

White Horse House forms part of a unique, small-scale development comprising three individual conversions which are at the latter stages of completion.

All three residential properties are the resultant subdivision of a former public house, which consists of an unlisted two storey house (probably 15th/16th century) with various single storey additions that are chiefly late 20th century.

White Horse House incorporates the entire two storey original central part, which has been significantly reconfigured and adapted, along with part of the modern, single storey rear extension.

The modern addition comprises an extensive, split-level area where the entire upper part is the proposed kitchen / dining area, with a large skylight directly above. The lower section is the rear sitting / garden room, which takes full advantage of views over the rear garden via bi-fold doors.

The original ground floor areas (in particular) offer much period charm to all three main rooms, with an array of original wall and ceiling beams, as well as an impressive central inglenook fireplace to the reception hall / snug.

A COMPREHENSIVELY MODERNISED AND RECONFIGURED PERIOD HOUSE OFFERING 202 SQ.M 202 / 2,173 SQ.FT OF VERSATILE LIVING ACCOMMODATION, TOGETHER WITH A LARGE AND PRIVATE SOUTH-FACING GARDEN, CART LODGE GARAGE AND AMPLE PARKING



The two first floor double bedrooms (with ensuite and dressing areas) also provide an appealing period feel, whilst being tastefully and sympathetically modernised – which is a key feature of White Horse Cottage.

White Horse House will offer a large south-facing garden, where a full-width patio will lead onto a large expanse of lawn, with a timber shed / bike store to one corner.

Beyond the southern rear boundary is the main parking area, with an oak frame single bay cart lodge garage.

Agents note:

Upon exchange of contracts, the developer will consider any requests for additional fixtures and fittings to meet the individual aspirations of the purchaser.

Location

The site partly occupies grounds and the entire building of a former public house (The White Horse) which is located in Stone Street - a small hamlet located some 1.2 miles to the north of Hadleigh town centre. Hadleigh itself offers a wide range of local amenities including restaurants, pubs, sports facilities, and a wide selection of shops.

Services

Mains water and electricity. Modern private drainage. EV charging points and photovoltaics (PV) solar panels to be fitted. Modern electric storage heating.

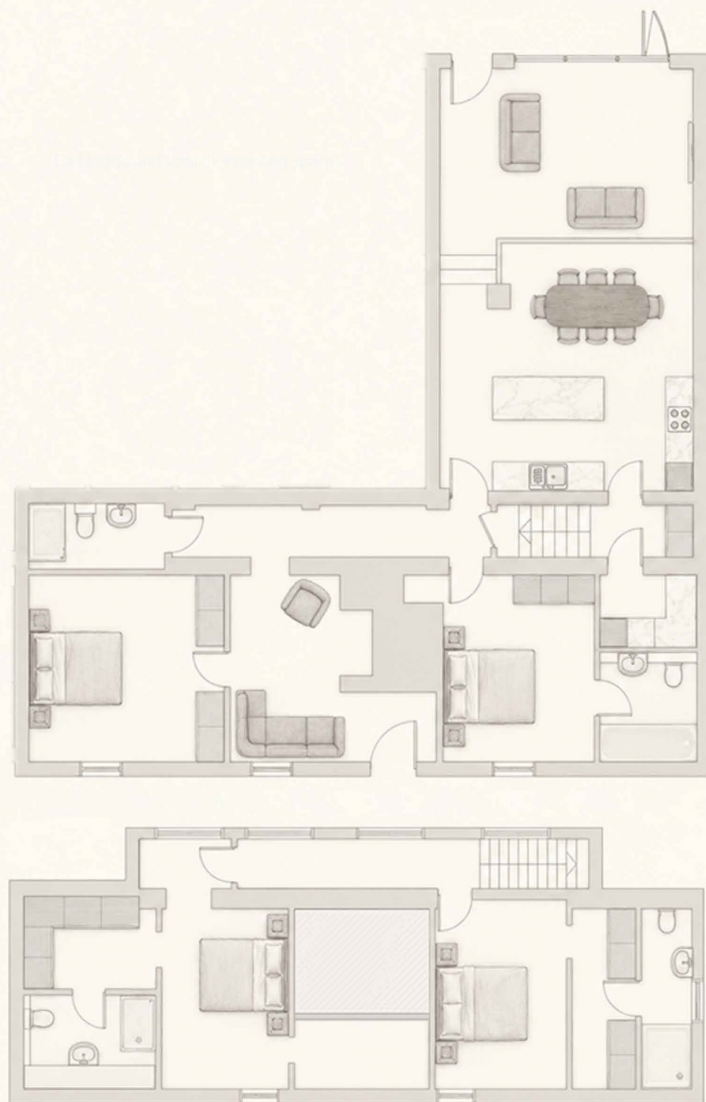
Local Authority and Council Tax

Babergh & Mid Suffolk District Council
TBC

EPC Rating

TBC – SAP stage





Chapman Stickels

2 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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