



WHITE HORSE LODGE

Hadleigh



Suffolk



Chapman Stickels

WHITE HORSE LODGE STONE STREET HADLEIGH, IP7 6DN

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

- Entrance hall & inner hall •
- Open plan sitting / living / family room •
- Kitchen / dining room • Four bedrooms (with one ensuite) •
- Family bathroom • Rear garden • Cart lodge garage •
- Parking •

The Property

White Horse Lodge 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 Lodge predominately incorporates the entire eastern extensions, which have been significantly reconfigured and adapted, to cater the demands for modern living.

The main reception room comprises an extensive, split-level area, where bi-fold doors overlook the entire garden. The upper part is the proposed dining area, with a large skylight directly above.

Also taking advantage of views over the garden are the two rear bedrooms, which are served by a family bathroom (as does bedroom three). The main bedroom is to the front, which provides an ensuite shower room.

AN INDIVIDUAL FOUR-BEDROOM SINGLE STOREY CONVERSION PROVIDING SOME 133 SQ.M / 1,431 SQ.FT OF VERSATILE LIVING ACCOMMODATION, TOGETHER WITH A LARGE AND PRIVATE SOUTH-FACING GARDEN, CART LODGE GARAGE AND AMPLE PARKING



White Horse Lodge offers 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.

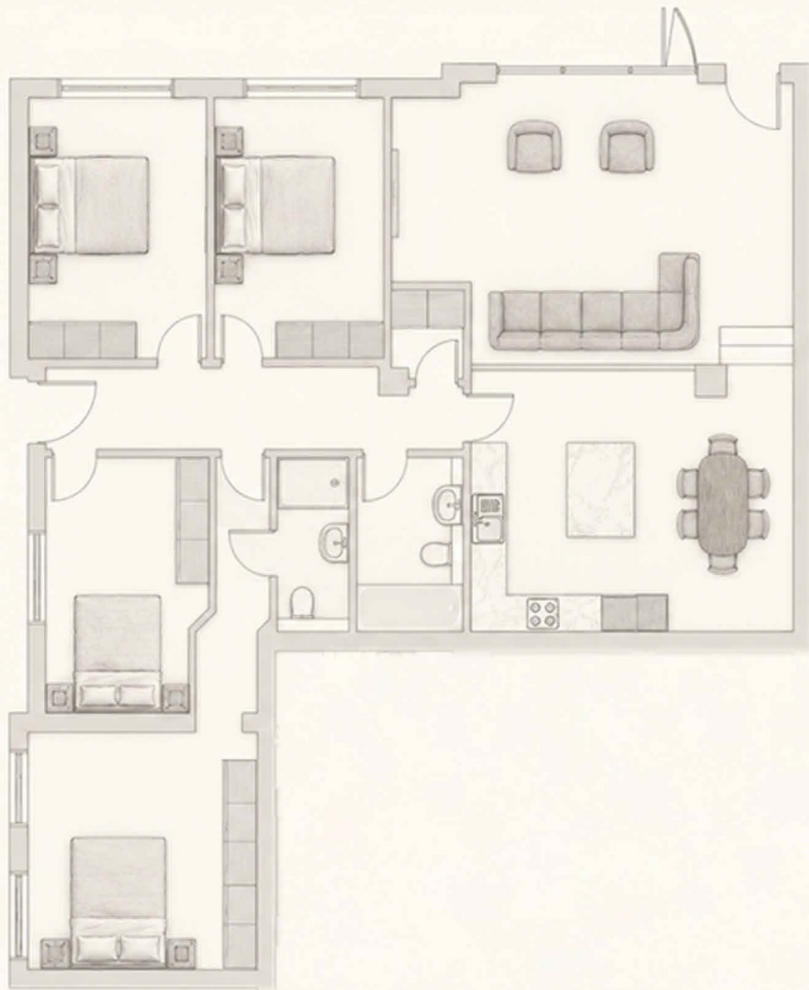
Local Authority and Council Tax

Babergh & Mid Suffolk District Council
TBC

EPC Rating

TBC – SAP stage





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