

CEDARHURST

Hadleigh Heath | Suffolk

Chapman Stickels

CEDARHURST, HADLEIGH HEATH, SUFFOLK, IP7 5NY

A THREE-BEDROOM DETACHED HOUSE OCCUPYING A SEMI-RURAL SETTING TOGETHER WITH OFF ROAD PARKING A WEST-FACING REAR GARDEN

Ipswich - 9 miles
Manningtree - 14 miles
Colchester - 14 miles

• Front lobby • Reception hall • Cloakroom • Kitchen / breakfast room • Utility room •
• Dining room / study • Sitting room • Landing •
• Three double bedrooms (with one ensuite) •
• Family bathroom • Ample off-road parking • West-facing rear garden • Garden store •



















Property
Forming part of a hamlet located some two miles west of Hadleigh, Cedarhurst was built to an individual design and specification in 2006.

Well-appointed throughout, the family accommodation is set around a spacious central reception hall, comprising a welcoming kitchen / breakfast room which is fitted on three walls with worksurfaces, a comprehensive range of limed oak units and drawers, as well as integrated dishwasher, double oven, hob and fridge. Providing side access, the adjacent utility / boot room offers further storage cupboards worksurfaces, a sink and plumbing for a washing machine.

The main rear reception room spans the full width of the house, where two pairs of French windows are set either side of a focal fireplace with wood burner. Part glazed internal doors lead through to the dining room / study, with a door returning to the hall, which also provides access to a downstairs cloakroom.

The first floor provides three bedrooms in all, where bedroom one (with ensuite shower room) and bedroom two are also full width, each with built-in wardrobes to one wall. Similarly to the kitchen / breakfast room, the front second bedroom provides direct views over arable farmland. Finally, bedroom three is served by a white suite family bathroom.

Outside, the house is set well back in its plot, forming ample off-road front parking. Access to one side leads through to the main west-facing rear garden, where a paved terrace leads onto a central lawn defined by raised brick flower and shrub borders. Outbuildings include a large timber store to the opposite side of the house.

Services
Mains water, electricity and drainage are connected. Oil-fired heating. Under floor heating to all of the ground floor areas.

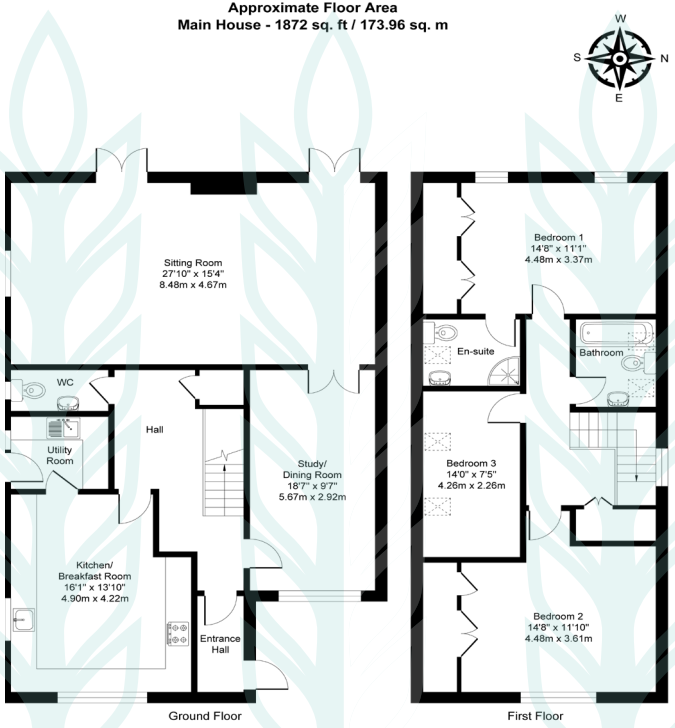
Location
Hadleigh Heath is a small, popular hamlet located between Hadleigh and Polstead, with easy access to the A1071 (Coram Street). The A1071 gives convenient access to the historic market town of Hadleigh, which is some 2.5 miles to the east. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

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

EPC Rating
Current C (71) Potential C (80)

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Approximate Floor Area
Main House - 1872 sq. ft / 173.96 sq. m





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The Property Ombudsman

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