



WHITE HORSE FORGE

Hadleigh

Suffolk



Chapman Stickels

WHITE HORSE FORGE STONE STREET HADLEIGH, IP7 6DN

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

- Open plan kitchen / dining / sitting room • Utility room •
- Inner hall • Three bedrooms (with one ensuite) •
- Shower room • Rear garden • Cart lodge garage •
- Parking •

The Property

Tucked away on the western edge of the development, White Horse Forge 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 Forge incorporates the entire western and northern extensions, which have all been significantly reconfigured and adapted to cater the demands for modern living.

The kitchen / dining area, which also incorporates the main reception space, comprises a split-level room where bi-fold doors will overlook the entire rear garden. The proposed dining area provides a large skylight directly above.

Accessed via an inner hallway, the central and front parts provide three double bedrooms, where bedrooms one and two offer ensuite shower rooms. Bedroom three is served by a separate shower room.

AN INDIVIDUAL THREE-BEDROOM SINGLE STOREY CONVERSION PROVIDING SOME 103 SQ.M / 1,108 SQ.FT OF VERSATILE LIVING ACCOMMODATION TOGETHER WITH A LARGE AND PRIVATE SOUTH-FACING GARDEN, CART LODGE GARAGE AND AMPLE PARKING



With open countryside beyond its entire western boundary, White Horse Forge 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 end eastern boundary is the parking area, with an oak frame single bay cart lodge garage.

In addition, an enclosed courtyard is to the front aspect, which accessed via the inner hallway and bedroom one.

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.

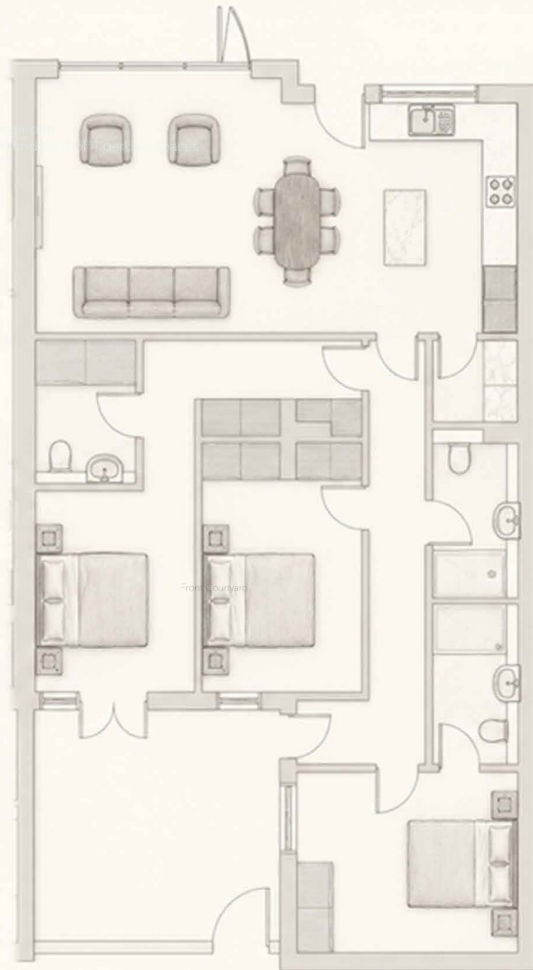
Local Authority and Council Tax

Babergh & Mid Suffolk District Council
TBC

EPC Rating

TBC – SAP stage





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