



**Foysters Lodge,  
Monks Eleigh, Suffolk**

**DAVID  
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# FOYSTERS LODGE, MONKS ELEIGH, IPSWICH, SUFFOLK, IP7 7AX

Monks Eleigh is a pretty Suffolk village, bisected by the river Brett and surrounded by undulating countryside. There is a strong sense of community with well supported village owned shop, post office, pub, village hall and Parish Church. The market town of Sudbury, 8 miles, provides a comprehensive range of amenities with a commuter rail service to London Liverpool Street, whilst the smaller town of Hadleigh stands about 4 miles to the East. Ipswich is 16 miles and provides fast access to the A14 and A12 trunk roads.

A unique detached village house occupying a superb plot within a short walking distance of local amenities. The property was originally constructed in 1967 and displays many characterful features including vaulted ceilings and a fine wood burning stove. Versatile accommodation is arranged over two levels and includes an impressive drawing room with 15ft high ceilings and a mezzanine bedroom/study over, a separate sitting room, kitchen/dining room and a ground floor bedroom and shower room. Upstairs are a further three-bedrooms and family bathroom. Outside, a generous driveway provides plenty of off-road parking which leads onto a garage/workshop whilst private gardens extend to the rear down to the River Brett with a beautiful outlook. **In all about 0.4 acres (sts).**

## **A characterful four bedroom detached house constructed in 1967 with an arts and crafts feel in a village setting with generous gardens measuring approx. 0.4 acres.**

Front door leading to:-

**ENTRANCE VESTIBULE:** With floor-to-ceiling window allowing for plenty of natural light and a useful storage cupboard off with space and plumbing for a tumble dryer. Wood and glass panel door leading to:-

**ENTRANCE HALL:** With a further cupboard ideal for coats and shoes and a sliding door opening into:-

**DRAWING ROOM:** An impressive and versatile reception room with 15ft high vaulted ceiling with exposed timber cladding. Central contemporary wood burning stove situated on a stone paved hearth and with double doors opening onto the rear terrace and windows to three aspects bringing plenty of natural light. Staircase rising to mezzanine level above (see below).

**SITTING ROOM:** A further reception room with bespoke fitted floor-to-ceiling display shelving (available via separate negotiation). Double doors opening onto a recessed storage cupboard.

**KITCHEN/BREAKFAST ROOM:** Arranged into two main areas with the kitchen fitted with an extensive range of base and wall level cupboards with

worksurfaces incorporating a ceramic sink with mixer tap above and drainer to side and a four-ring stainless-steel Calor gas hob. Further appliances include an integrated Hotpoint dishwasher, washing machine and electric combination oven as well as a refrigerator and freezer. Plenty of room for a large dining table and chairs and with lots of natural light from floor-to-ceiling windows with 13'3" high ceilings. Bifolding doors leading onto decking and with an attractive outlook across the gardens.

**BEDROOM 4:** A versatile room currently utilised as a further bedroom with an outlook over the garden.

**SHOWER ROOM:** Luxuriously finished jungle themed room with a large double width walk-in shower with rock effect finish tiles and a glass screen. WC, wash hand basin and a heated towel rail with rustic wood panelling.

### **First Floor**

**LANDING:** With doors leading to:-

**BEDROOM 1:** A generous double bedroom with a beautiful outlook across the rear garden and with a door leading to a **DRESSING ROOM.**

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**BEDROOM 2:** A further double room with a skylight allowing for plenty of natural light and an open outlook beyond.

**BEDROOM 3:** A dual aspect double bedroom.

**FAMILY BATHROOM:** Containing a contemporary free-standing bath with mixer tap and shower attachment, corner shower with waterfall style showerhead, WC and a vanity suite wash hand basin. Chrome heated towel rail.

**MEZZANINE BEDROOM/STUDY:** Offering a variety of potential uses with a vaulted ceiling overlooking the drawing room.

## Outside

In front of the property, electric wooden double gates lead onto a private gravel driveway providing extensive **OFF-ROAD PARKING** for numerous vehicles, adjacent to which lies a stone paved terrace providing a pretty area of seating surrounded by raised borders and well stocked flower beds offering season colour shrubs and hedging. The driveway continues onto a:-

**GARAGE/WORKSHOP:** Exceptional in size with power and light connected and wooden double doors to the front and a personnel door to the rear. The garage would also function well as a large workshop.

To the rear of the property is a large raised decked area which is a great private space for entertaining with steps leading down to an expanse of lawn enclosed by fencing and mature hedging. Within the grounds are a number of fine mature trees including a Ginkgo tree, Hornbeam and established hedging offering great privacy. Beyond, you will find a range of useful outbuildings including a stable, garden stores and chicken sheds. There is a further discreet area of storage or for composting. To the rear, the grounds abut the River Brett with a wonderful outlook over willow tree meadows.

**SERVICES:** Main water and drainage. Main electricity connected. Oil fired heating to radiators. Calor gas fired hob. **NOTE:** None of these services have been tested by the agent.

## AGENT'S NOTES

The property is situated in a conservation area.

**EPC RATING:** Band E – A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** E

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick

**WHAT3WORDS:** hears.realm.beaten

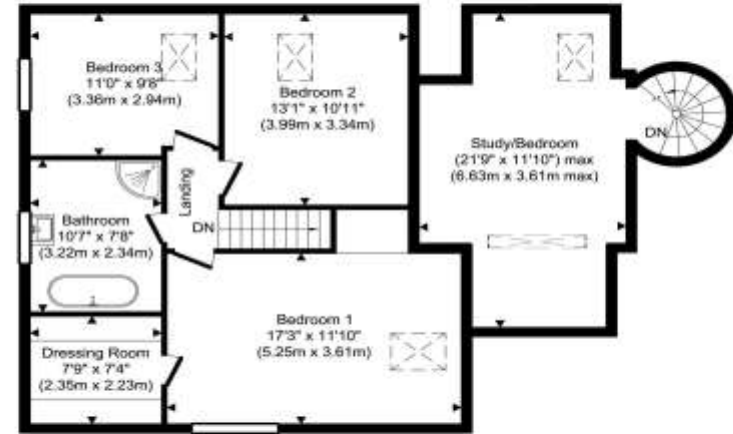
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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Ground Floor  
Approximate Floor Area  
1673.78 sq. ft.  
(155.50 sq. m)



First Floor  
Approximate Floor Area  
897.38 sq. ft.  
(83.50 sq. m)

TOTAL APPROX. FLOOR AREA 2571.17 SQ.FT. (238.87 SQ.M.)

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