



**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 allowing for 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 with a large double width walk-in shower with rock effect finish and a glass screen. WC, wash hand basin and a heated towel rail.

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 and a cleverly designed folding bed. Storage space above and overlooking the drawing room.

Outside

In front of the property, 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. 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 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 as well as 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.

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

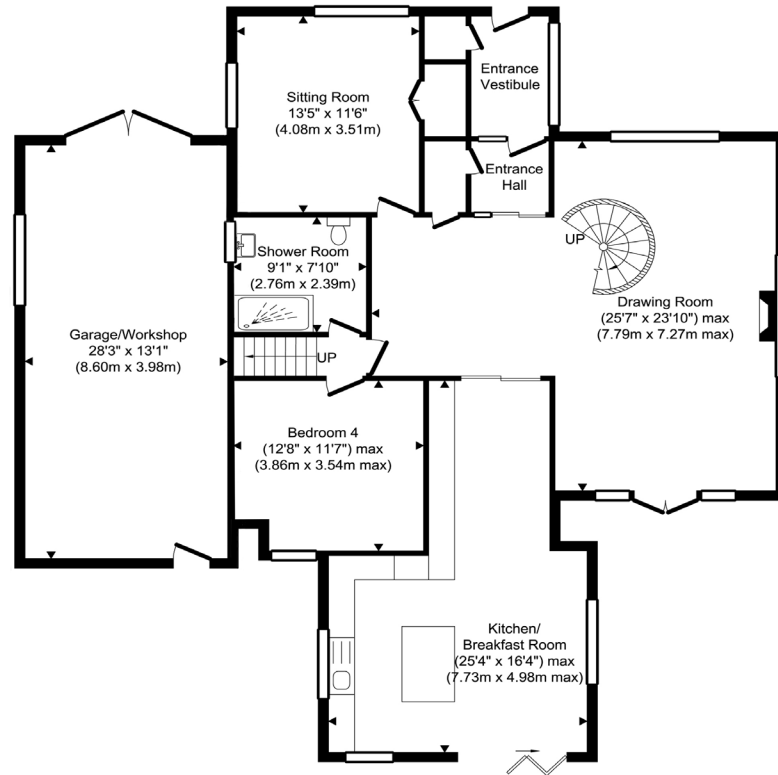
CONSTRUCTION TYPE: Brick

WHAT3WORDS: hears.realm.beaten

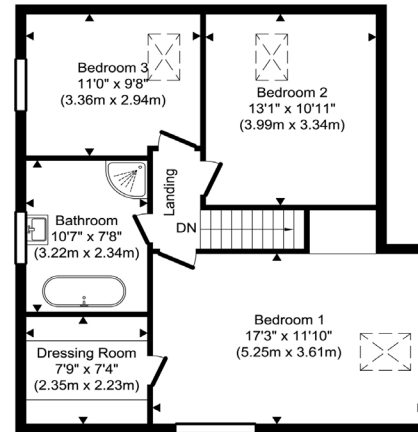
VIEWING: Strictly by prior appointment only through DAVID BURR.

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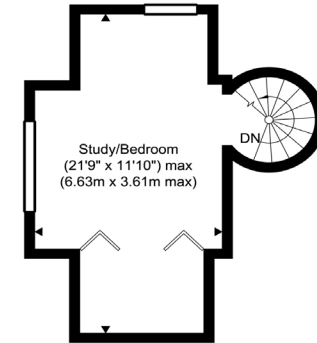
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Ground Floor
Approximate Floor Area
1673.78 sq. ft.
(155.50 sq. m)



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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