



DAVID
BURR

Foysters Lodge,
Monks Eleigh, Suffolk



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.**

FOYSTERS LODGE, MONKS ELEIGH, IPSWICH, SUFFOLK, IP7 7AX

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

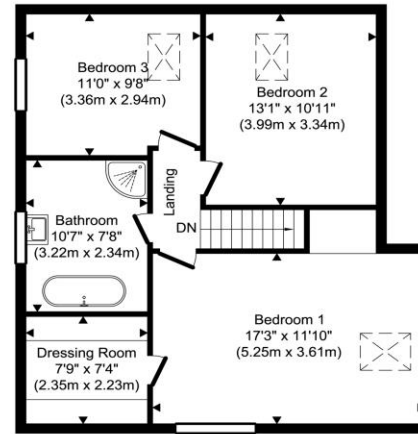
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

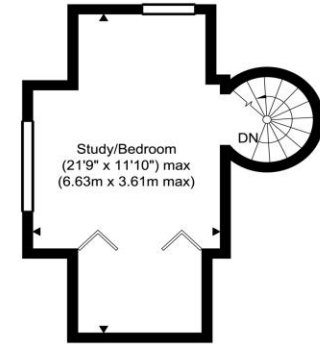
FOYSTERS LODGE, MONKS ELEIGH, IPSWICH, SUFFOLK, IP7 7AX



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.)
Produced by www.chevronphotography.co.uk © 2024





