



French's Hill, Pond Hall Road, Hadleigh, Ipswich, Suffolk,
IP7 5PQ

Guide Price £840,000 - Freehold



A substantial and extremely well appointed five bedroom detached house including reception hall, kitchen/breakfast room, four reception rooms, utility room, ground floor shower room, cloakroom, first floor sun room, family bathroom, two en-suites, and a gymnasium. All occupying well maintained gardens in excess of one acre with a tennis court and ample off road parking. The property is situated on the outskirts of the market town of Hadleigh and benefits from a high level of privacy and seclusion.

Hadleigh can be found on the Essex/Suffolk border just ten miles from Ipswich, fifteen miles from Colchester and approximately seventy miles from London. The centre of the district is characterised by rural villages and historic market towns, such as Lavenham, Stoke By Nayland and Kersey, Hadleigh is maybe one of East Anglia's best kept secrets. With its excellent nearby transport links to the A12 and A14, together with access to main line rail stations in Ipswich, Manningtree and Colchester. Hadleigh has become a desirable residential location for both local families and London commuters. Hadleigh proudly boasts over two hundred and fifty listed buildings. The character of the town is maintained by a wealth of independent shops lining the main High Street. There is a medium sized supermarket offering one-stop-shop convenience as well as a local farm shop stocking Suffolk produce. Most villages in this area are fortunate to have junior schools which are very highly regarded. The senior school of Hadleigh offers places to seven hundred and fifty pupils aged eleven to sixteen and is specialist science school with a strong presence in the Suffolk school league tables.

"French's Hill" was built in 1951 and extended in 1959 and is of cavity wall construction presenting brick elevations under a pitched roof clad with tiles. The property benefits solid oak sealed unit double glazed windows and gas fired radiator heating.

The accommodation is as follows:

ON THE GROUND FLOOR

Covered Porch

With solid door to:

Reception Hall

13ft 9ins x 7ft 9ins (4.19m x 2.36m) with radiator, ceiling light point, door to the inner hallway and double doors to the sitting room and:

Drawing Room

16ft 7ins x 16ft 4ins (5.05m x 4.98m) with dual aspect windows to the front and side, stone fireplace and hearth, radiator, inset ceiling down lighters and door to:

Dining Room

17ft 7ins x 10ft (5.36m x 3.06m) with triple aspect windows to the front, rear and side, radiator, ceiling light points and walk in boiler cupboard housing gas fired boiler.

Sitting Room

16ft 9ins x 13ft 9ins (5.12m x 4.12m) with window to the front overlooking the lawn, brick fireplace with tiled hearth, ceiling light point, double doors to reception hall and door to:

Kitchen/Breakfast Room

22ft 9ins x 16ft 9ins (6.95m x 5.11m) with windows to the side and rear. This room is L shaped and split into two distinct areas. The kitchen itself comprises a twin sink with mixer taps inset into a range of work surfaces with units under, five ring hob with extractor over, two electric ovens, integrated dishwasher, tiled floor, inset ceiling down lighters, pantry and additional built in storage. The breakfast area has windows to the side, radiator and door to the sitting room.

Utility Room

16ft 9ins x 11ft 9ins (3.56m x 2.72m) with windows to the side and rear, circular sink with mixer tap inset into a range of work surfaces with units under, space and plumbing for washing machine and tiled floor.

Study

14ft 9ins x 8ft 9ins (4.52m x 2.67m) with dual aspect windows to the side and rear.

Shower Room

9ft 1ins x 4ft 11ins (2.77m x 1.52m) with window to the rear and comprising a pedestal wash basin, low level wc, mixer shower with glass enclosure, tiled flooring and down lighters.

Inner Hallway

With wood panelled staircase rising to first floor, cast iron radiator, door to the rear and further door to:

Cloakroom

With window to the rear, hand wash basin, low level wc and under stairs storage cupboard.

ON THE FIRST FLOOR**Landing**

With two linen cupboards, cast iron radiator, access to loft space and doors to bedrooms and family bathroom.

Master Bedroom Suite (comprising bedroom 1)

16ft 4ins x 14ft 11ins (4.99m x 4.55m) with window to the front overlooking the lawn, three built in storage units, radiator, inset ceiling down lighters and door to:

En-suite Shower Room

With window to the front, shower cubicle, hand wash basin, low level wc and radiator.

Guest Bedroom Suite (comprising bedroom 2)

16ft 10ins x 12ft 7ins (5.14m x 3.84m) with window to the front overlooking the lawn, fireplace with tiled hearth, radiator, ceiling light points and doors the en-suite and sun room.

En-suite Shower Room

With window to the side and suite comprising pedestal wash basin, low level wc and walk in shower enclosure with glass screen and mixer shower.

Sun Room

12ft x 6ft 3ins (3.68m x 1.92m) with dual aspect windows to the front and side and double doors opening out to a Juliette balcony with views over the gardens.

Bedroom 3

14ft x 10ft (4.28m x 3.06m) with triple aspect windows to the front side and rear, radiator and ceiling light point and built in storage.

Bedroom 4

13ft 3ins x 10ft (4.04m x 3.06m) with windows to the side and rear, radiator, ceiling light point and built in storage.

Bedroom 5

11ft 9ins x 7ft 9ins with window to the front, radiator and ceiling light point.

Family Bathroom

10ft 7ins x 5ft 6ins (3.24m x 1.70m) with two windows to the rear and suite comprising low level wc, hand wash basin panelled bath and down lighters.

OUTSIDE**Gymnasium/Summerhouse**

15ft 8ins x 12ft 4ins (4.78m x 3.77m) housed in a solid wood outbuilding with light and power connected, windows and doors to the front.

Parking

The property is approached via a gravel driveway which leads round to the rear of the property and provides parking for several vehicles.

Gardens

The property is set well back from the road and sits almost centrally within its grounds which cover over one acre. To the front the gardens are laid to lawn with numerous mature trees including a Mulberry tree and several fruit trees. To the rear there is a further lawn with a variety of trees and a fenced tennis court with bitumen surface. To the side there is a vegetable garden providing twelve raised beds of seasonal fruit and vegetables. There is also a chicken run and a useful outbuilding to the rear.

Outbuilding

24ft x 9ft 9ins (7.33m x 2.99m)

Services

We understand all mains services are connected.

Viewing

Strictly by prior appointment with the vendors agents.

Directions



76 High Street, Hadleigh, Ipswich, Suffolk IP7 5EF Tel: 01473 823456

www.frostandpartners.co.uk e-mail:sales@frostandpartners.co.uk



Energy Performance Certificate



Frenchs Hill, Pond Hall Road, Hadleigh, IPSWICH, IP7 5PQ

Dwelling type: Detached house
Date of assessment: 12 May 2014
Date of certificate: 13 May 2014

Reference number: 9728-9011-7215-2434-2910
Type of assessment: RdSAP, existing dwelling
Total floor area: 287 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

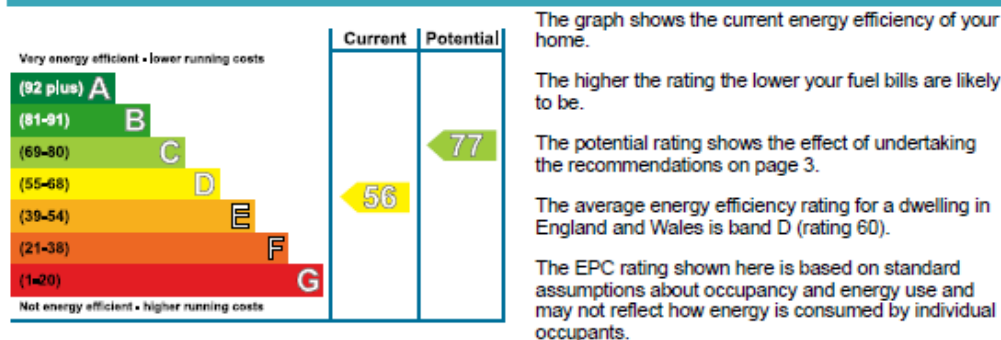
Estimated energy costs of dwelling for 3 years:	£ 7,947
Over 3 years you could save	£ 3,060

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 471 over 3 years	£ 315 over 3 years	
Heating	£ 7,116 over 3 years	£ 4,251 over 3 years	
Hot Water	£ 360 over 3 years	£ 321 over 3 years	
Totals	£ 7,947	£ 4,887	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



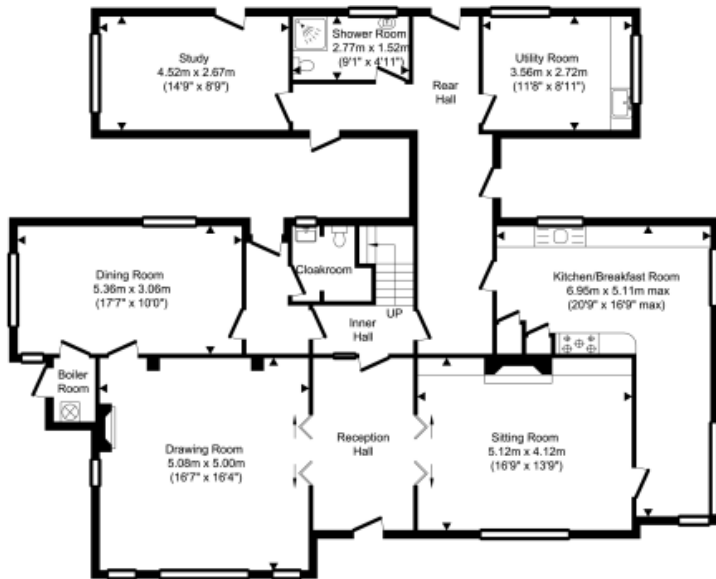
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 219	✓
2 Cavity wall insulation	£500 - £1,500	£ 1,716	✓
3 Floor Insulation	£800 - £1,200	£ 516	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Floor Plan



Ground Floor
Approximate Floor Area
1689.50 sq. ft.
(156.96 sq. m)



First Floor
Approximate Floor Area
1253.56 sq. ft.
(116.46 sq. m)

TOTAL APPROX. FLOOR AREA 273.42 SQ.M. (2943.06 SQ.FT.)

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