Sorrell House
The Street, Chattisham, Ipswich, Suffolk

A spacious, detached 5-bedroom family home boasting light, flexible living space, in a desirable village location.

Approached via a gated driveway, Sorrell House is a beautifully presented 5-bedroom family home with large garden, in a delightful rural position with open-countryside views.

- **3 RECEPTION ROOMS**
- **5 BEDROOMS**
- **3 BATHROOMS**
- **GARAGE**
- **DELIGHTFUL GARDEN**
- **FREEHOLD**
- **RURAL/ VILLAGE**
- **2,182 SQ FT**
- **GUIDE PRICE £750,000**

The property

Positioned within the popular village of Chattisham, Sorrell House is a stylish, light and beautifully-presented five bedroom family home set behind a gated gravelled entrance, offering flexible accommodation arranged over two floors.

The ground floor accommodation is easily accessed via the welcoming entrance hall with a staircase leading to the first floor, and consists of three reception rooms including a dual-aspect sitting room with a brick fireplace and French doors providing access to the rear gardens, a dining room benefitting from ample natural light, and a useful study being an ideal space to work from home. The impressive, well-proportioned kitchen/breakfast room is fitted with a range of wall and base units, integrated appliances and inset butler sink. A well-appointed utility and cloakroom adjacent, completes the ground floor accommodation.

To the first floor the principal bedroom offers dual aspect views as well as useful in-built wardrobes and an en suite shower room. There are four further bedrooms, with one also benefitting from an en suite shower room and a family bathroom with both bath and separate shower.

Outside

The property is approached via a gravelled driveway offering ample space for parking, with a detached garage to one side. The gardens are fully enclosed by both fencing and hedging and are primarily laid to lawn with a number of mature trees offering wonderful seclusion, with plenty of space for playing. A paved terrace runs the length of the rear elevation and creates an ideal space for the al fresco-dining and entertaining.

Location

The property is located in a rural village to the south-west of Ipswich. The A12 and the A14 are both within easy reach, while Copdock and neighbouring Washbrook provide a number of everyday amenities, including local pubs and an outstanding-rated primary school in Copdock. Independent schools in the area include Royal Hospital School in Holbrook and St. Joseph's College in Ipswich. Further shopping, leisure and cultural facilities, as well as large supermarkets, are within easy reach in Ipswich, while the historic market town of Hadleigh provides an extensive range of shopping facilities and services. This popular town benefits from amenities including supermarkets, pubs, restaurants and doctors. Alton Water and the Suffolk Coast and Heaths Area of Outstanding Natural Beauty are also close-at-hand, providing access to superb walking, cycling, riding and water sports.

Ipswich mainline station is 5.8 miles away, offering regular services to London Liverpool Street (1 hour 8 minutes), while there are excellent road links towards London and the M25, via the A12.

Distances
- Hadleigh 5 miles
- Ipswich 5.7 miles
- Manningtree 11 miles
- Colchester 16.5 miles

Nearby Stations
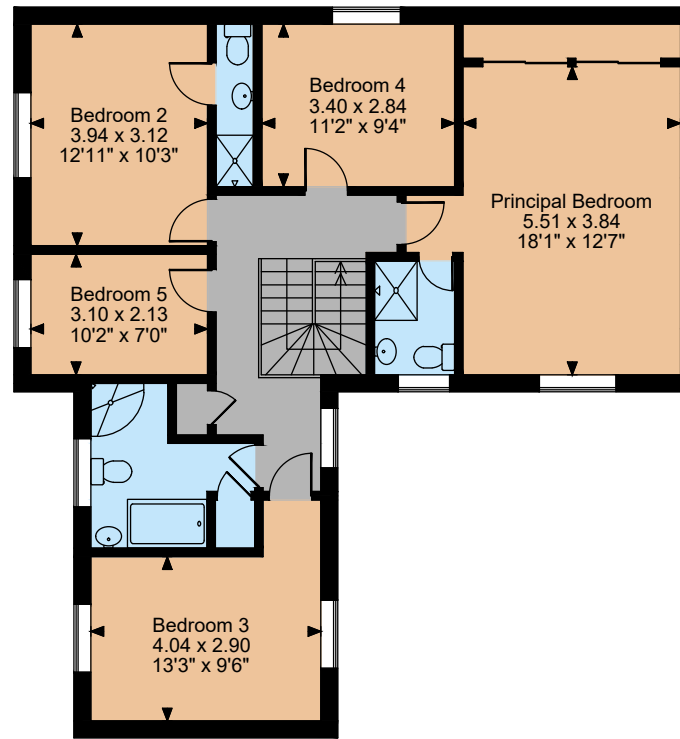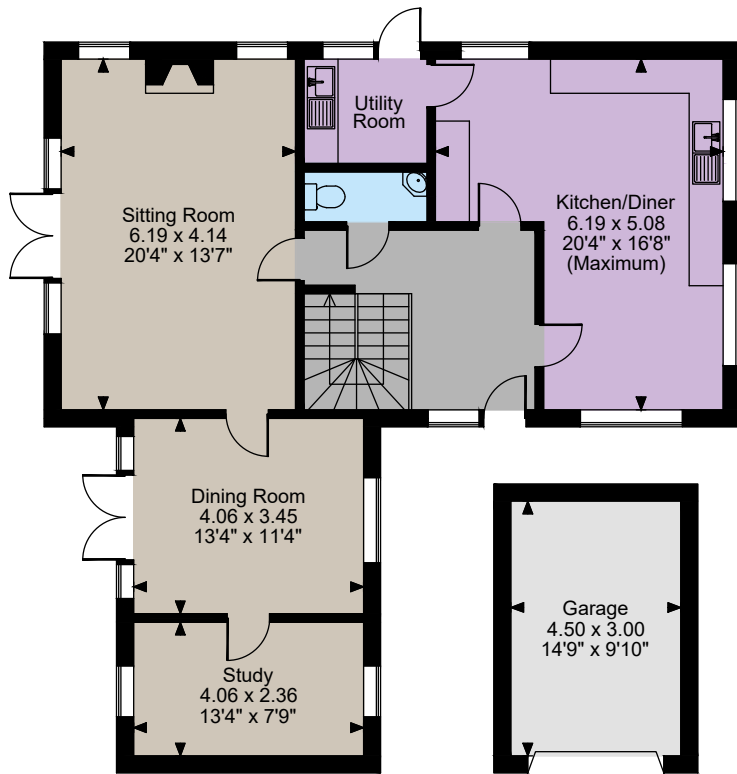- Ipswich - mainline
- Manningtree - mainline

Key Locations
- Suffolk Coast AONB
- Hintlesham Hall
- Hadleigh Market town
- Historic Stour Valley villages
- Alton Water

Nearby Schools
- Hintlesham and Chattisham C of E Primary School
- St. Joseph's College
- Royal Hospital School
- Ipswich School

Ground Floor

Sitting Room
6.19 x 4.14
20'4" x 13'7"

Utility Room

Kitchen/Diner
6.19 x 5.08
20'4" x 16'8"
(Maximum)

Dining Room
4.06 x 3.45
13'4" x 11'4"

Study
4.06 x 2.36
13'4" x 7'9"

Garage
4.50 x 3.00
14'9" x 9'10"

First Floor

Bedroom 2
3.94 x 3.12
12'11" x 10'3"

Bedroom 4
3.40 x 2.84
11'2" x 9'4"

Principal Bedroom
5.51 x 3.84
18'1" x 12'7"

Bedroom 5
3.10 x 2.13
10'2" x 7'0"

Bedroom 3
4.04 x 2.90
13'3" x 9'6"

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 2,037 sq ft (189 sq m)
For identification purposes only.

Directions

IP8 3QF
///what3words ///easels.polices.asking

General

Local Authority: Babergh District Council

Services: Water and electricity mains services are connected. Oil-fired central heating. Private drainage which does comply with the relevant regulations.

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band G

EPC Rating: EPC C

Suffolk

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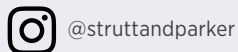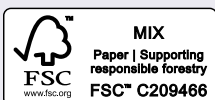
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