



WHITELEYS, MILL LANE, MONKS ELEIGH, SUFFOLK, IP7 7AA

- Lavenham 4 miles
- Sudbury 8.4 miles

Entrance hall/study • Dining room • Sitting room
Garden room • Kitchen/breakfast room • Utility
Cloakroom/Shower room • 3 double bedrooms • Family
bathroom • Double Cartlodge • Large south-west facing
garden • Gravelled off-road parking for several cars.

DESCRIPTION

Whiteleys is a delightful village house occupying an extremely sought after and peaceful riverside location tucked down a no-through road. The property has subsequently been superbly enhanced by the owners with a single storey extension creating a beautifully proportioned and well-arranged kitchen/breakfast room with utility/boot room and shower room/cloakroom, with upward potential for future purchasers.

In brief the property comprises: a large entrance hall/study, sitting room with fireplace, garden room/snug, dining room, kitchen/breakfast room, utility boot room and cloakroom/ground floor shower room, 3 first floor double bedrooms and a family bathroom with underfloor heating.

OUTSIDE

Outside there are charming and established gardens to the front, side and rear with the principal garden enjoying a south westerly aspect and alfresco sandstone paved terrace providing extensive views of the gardens, and 100 ft of river frontage. A gated driveway gives access to a gravelled parking area and an oak framed double cartlodge with power, lighting and EV charging point, summerhouse with veranda, and further garden sheds and greenhouse.

**A DELIGHTFUL VILLAGE HOUSE, WITH ONE ACRE OF GROUNDS
OCCUPYING AN EXTREMELY SOUGHT AFTER & PEACEFUL RIVERSIDE
LOCATION, SET IN THE VILLAGE OF MONKS ELEIGH.**



LOCATION

Monks Eleigh is a popular and pretty village surrounded by undulating countryside and situated about 3 miles to the east of Lavenham. Village amenities include a village shop, church, large modern village hall, playingfields, pub/restaurant and highly regarded farmshop just miles away. Nearby Hadleigh, Long Melford, Lavenham and Sudbury all provide for more extensive needs including a branch line station from the latter. Colchester is about 15 miles to the south with an excellent range of shopping, schooling, and commercial facilities as well as a main-line station to London's Liverpool Street with fast trains to the city taking about 48 minutes.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity, oil fired central heating and drainage.

Local Authority: Babergh District Council

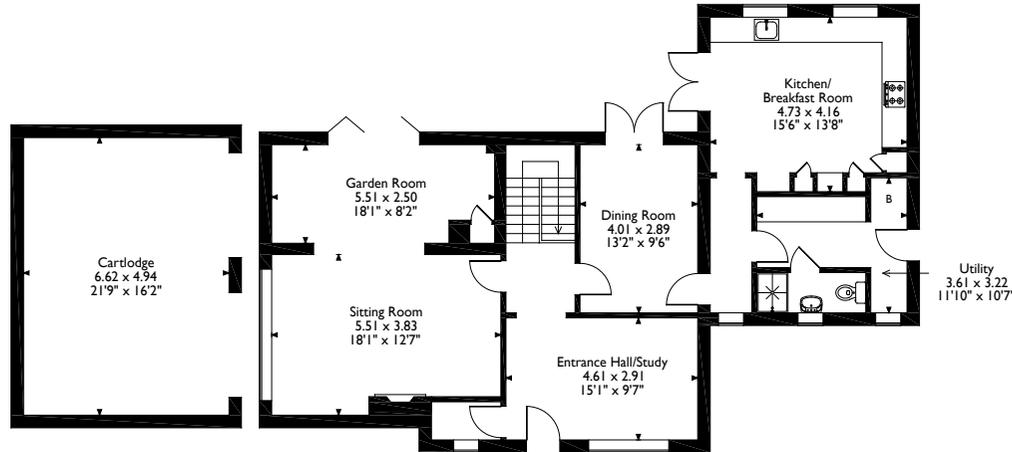
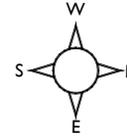
Council Tax: Band D

Viewing: By appointment with Carter Jonas
T: 01787 882881

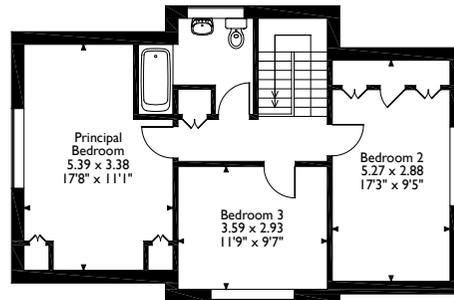
What3Words: ///count.whistling.workroom



Whiteleys, Monks Eleigh, Suffolk
 Approximate Gross Internal Area
 Main House = 149 SqM/1604 SqFt
 Summerhouse = 13 SqM/140 SqFt
 Total = 162 SqM/1744 SqFt



Ground Floor



First Floor



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(56-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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