



## 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 Leigh 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

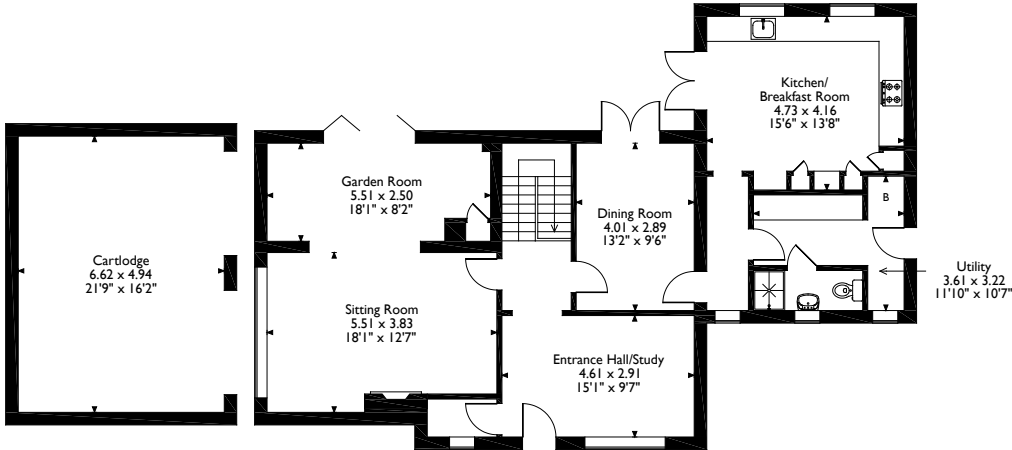
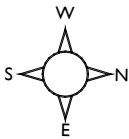
**Council Tax:** Band D

**Viewing:** By appointment with Carter Jonas  
T: 01787 882881

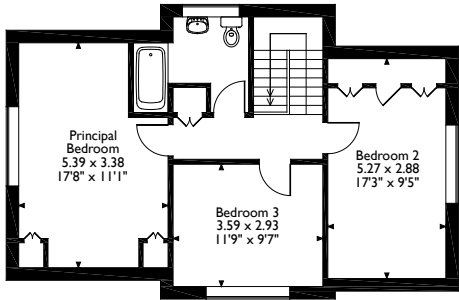
**What3Words:** ///count.whistling.workroom



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
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Long Melford 01787 882881  
suffolk@carterjonas.co.uk  
Little St Mary's, Long Melford, Suffolk, CO10 9LQ

carterjonas.co.uk  
Offices throughout the UK

Exclusive UK affiliate of  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.