



**WATERWELL HOUSE**  
Kersey, Suffolk

Carter Jonas



## **WATERWELL HOUSE, THE STREET, KERSEY, SUFFOLK, IP7 6DY**

- 2 miles to Hadleigh
- 7 miles to Lavenham
- 15 miles to Colchester
- 12 miles to Ipswich

Sitting room • Lounge/dining room • Kitchen/breakfast room • Utility • Downstairs shower room • 3 double bedrooms • Family bathroom • Walled gardens • Outbuildings • Parking •

### **DESCRIPTION**

Waterwell House is a charming Grade II listed property offering a wealth of period features throughout, including exposed timbers, herringbone brick flooring and a magnificent inglenook fireplace spanning 10ft. It has an intriguing history, initially being an open hall house, and boasts one of the best dais beam in the country with two ovolo mouldings. You enter into the lounge/dining room, with the impressive fireplace, original flooring and a front to rear view to the gardens, a further sitting room with dual aspect providing natural light. On through to the fitted shaker style kitchen/breakfast room with inset cooker, ample storage and worktop space with double doors out to the old stable block, alfresco dining terrace and established gardens. There is also a convenient utility room and downstairs shower room. Upstairs leads to 3 double bedrooms, with exposed floorboards and well apportioned storage in each, with a family bathroom.

### **OUTSIDE**

Outside forms a further important feature with stunning and private walled gardens, with established flower beds, borders laid lawn, which provides rare Church views, as well as a large alfresco dining terrace and outbuildings/stable block. To the side provides parking for two cars, wood store and further readily available parking on street.

**A HISTORICALLY IMPORTANT GRADE II LISTED PROPERTY, DATING BACK TO THE 14TH CENTURY, WITH FLEXIBLE ACCOMMODATION, PRIVATE WALLED GARDENS, SET IN THE PRETTIEST VILLAGE, KERSEY.**





## LOCATION

Kersey is well known for being one of the prettiest villages in Suffolk. It is centred around a ford, known as 'The Splash', as well as the popular local pub called The Bell. St Mary's Church stands proud at the top of Church Hill, as well as an excellent network of countryside walks. Further amenities include a primary school and Kersey Mill with a cafe, gym, pilates and yoga studios, beauticians, hairdressers and a florist. Hadleigh (under 2 miles) provides for more extensive needs including, a wide selection of shops. There is a selection of highly regarded nearby schools in Ipswich and Colchester. Daily commuting is from Manningtree or Colchester stations, with fastest trains taking from 48 minutes into Liverpool Street.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains Water, electricity, gas and drainage.

**Local Authority:** Babergh & Mid Suffolk

**Council Tax:** Band F

**Viewings:** By appointment with Carter Jonas  
Tel: 01787 882881

**What3Words:** ///saturate.speedy.hunter





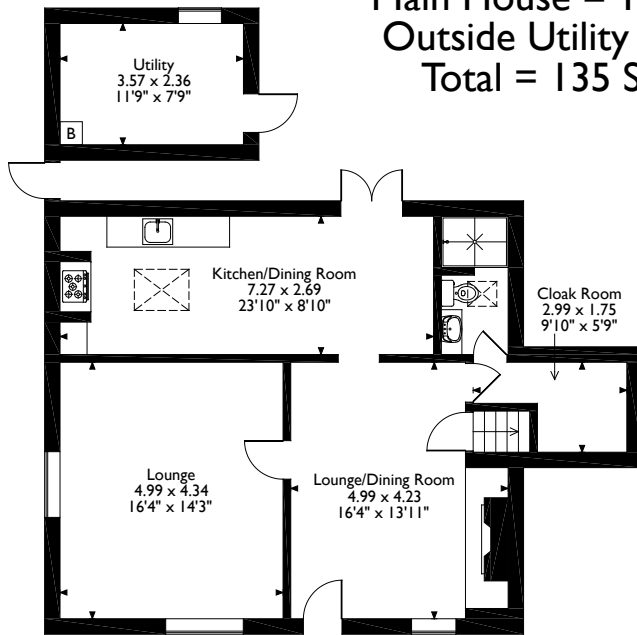
## Waterwell House, The Street Kersey, Ipswich, Suffolk

Approximate Gross Internal Area

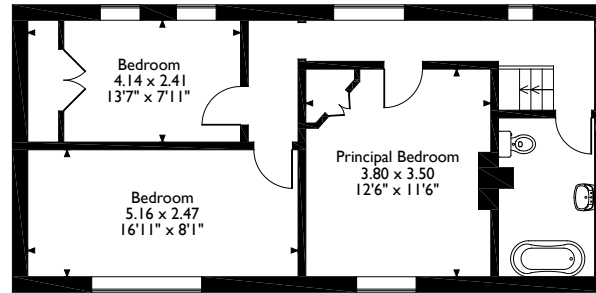
Main House = 127 Sq M/1367 Sq Ft

Outside Utility = 8 Sq M/86 Sq Ft

Total = 135 Sq M/1453 Sq Ft



**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.



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