



Grove House, Hadleigh, Suffolk

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Grove House

Pond Hall Road

Hadleigh

Suffolk

IP7 5PQ

A light family home with equestrian facilities in 8 acres of gardens and grounds situated to the outskirts of the thriving town of Hadleigh.

A14 (J54) 7.8 miles, Ipswich Station 9.6 miles (London Liverpool Street 57 mins), Manningtree 10.1 miles

Storm porch | Reception hall | Sitting room
Family room | Conservatory | Kitchen
Dining room | Utility | Pantry | Principal
bedroom with en suite bathroom | 3 Further
bedrooms | Family bathroom | Shower room
Garden | Stables Paddocks | EPC rating E

In all 8.18 acres.

The property

With spectacular views across its own land to countryside beyond, Grove House is an airy and light-filled property positioned in a quiet location to the outskirts of the popular town of Hadleigh. Benefitting from just over 8 acres of land with extensive equestrian facilities, Grove House is a beautifully presented family home with ample space for modern life.

The storm porch opens to a welcoming reception hall with a stairway rising to the first floor. The space opens naturally into the sizeable sitting room, with its feature fireplace and double doors flowing into the expansive sunny conservatory. Adjacent is a formal dining room with fitted cabinetry, and a contemporary kitchen featuring a range of sleek wall and base units and modern integrated appliances. It also benefits from both built-in fan and steam ovens, a separate induction hob and a built-in pantry.

The large utility room offers further cabinetry and space for appliances, beside which is a useful shower room. Completing the first floor is a family room with double doors opening directly to the gardens and grounds, along with a study or potential fourth bedroom.

The first-floor landing branches off onto three further well-proportioned and bright bedrooms with pleasing elevated views of the scenic surroundings and garden. The principal bedroom enjoys the use of an attractive en suite bathroom with dual sinks and storage, whilst a further family bathroom with bathtub and separate walk-in shower serves the remaining bedrooms.

Outside

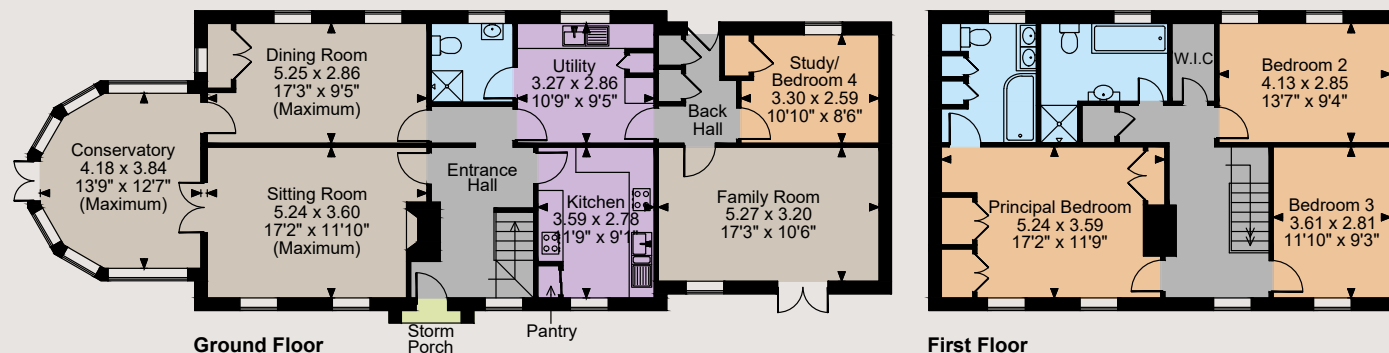
The home is surrounded by a considerable plot totalling just over 8 acres, approached via a shady private driveway with ample room for the parking and turning of a number of vehicles.

The formal gardens immediately surround the property and feature a workshop, large expanses of manicured level lawn interspersed with a wealth of mature trees and shrub borders and a brick-laid sun terrace, providing the ideal spot for al fresco dining or entertaining. The remainder of the land is designated for paddocks and enclosed stabling. With extensive views across its own land, the property makes an ideal arrangement for those seeking space to keep horses at home, or as the current owners do, offers opportunity for renting out the equestrian facilities.





Floorplans
House internal area 2,011 sq ft (187 sq m)
For identification purposes only.



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

From central Hadleigh, head south-east on the High Street towards Angel Street (B1070), turning left onto Station Road and after 0.7 miles, proceeding onto Pond Hall Road. After 0.3 miles turn left and left again after a further 0.2 miles, where the entrance to the property will be on the left.

General

Local Authority: Babergh District Council.
Services: Oil-fired central heating. All other mains services are connected.
Council Tax: Band F
Tenure: Freehold
Guide Price: Offers in excess of £1,000,000

Branch

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