



£795,000

The Street, Chelsworth



THE PROPERTY

A driveway to the front provides off-street parking beneath a carport, with access to the garage. The front door opens into a hallway with access to a study and a stunning open-plan kitchen/dining/living space — a light-filled extension with garden views and patio doors. It offers generous dining and seating areas, ideal for family life and entertaining.

The kitchen features bespoke, hand built units by a highly regarded local craftsman complete with central island, AGA , built in electric oven/microwave unit, induction hob, integrated dishwasher and an American style fridge/freezer unit. Feature windows/double doors framing views to the garden.

The study enjoys front views, under-stairs storage, and access to the utility. This leads to a cosy snug with an inglenook fireplace, front and rear windows, door to the garden, ground floor shower room, and stairs to the first floor.

A further hallway leads to the main sitting room with side and bay windows offering church views, another inglenook fireplace, and access to a further reception/snug with double doors to the garden. A porch, currently used for storage, completes the ground floor.

Two staircases lead to three double bedrooms. Two offer built-in wardrobes and en suites, one with a view of Chelsworth church. The third has side windows and storage.

Set within 0.49 acre, the rear garden includes a patio, lawn, orchard, pond, and gate into village-owned woodland. The rear garden also boasts a spacious timber summer house with vaulted ceiling, measuring 204 square feet, with electric power, suitable as home office.

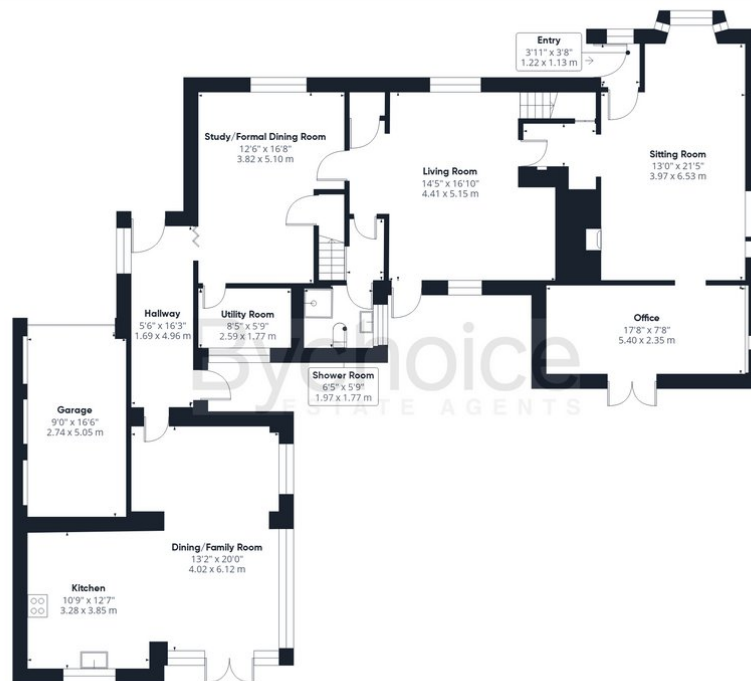
THE LOCATION

Chelsworth is one of Suffolk's prettiest villages, set in the scenic Brett Valley. With its period homes, 14th-century church, historic bridge, and Michelin Guide pub, The Peacock Inn, it offers timeless rural charm. Nearby towns like Lavenham, Hadleigh and Sudbury provide excellent amenities, with Colchester and Ipswich offering mainline rail links to London.

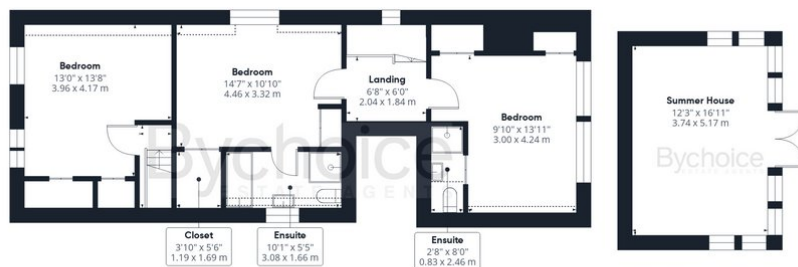








Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

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Approximate total area

2537 ft²

235.3 m²

Reduced headroom

44 ft²

4.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Council & Council Tax Band – Babergh District Council - Band F

Tenure – Freehold

Broadband – Superfast broadband with download speeds of up to 80mbps and upload speeds of up to 20mbps available. (Ofcom data)

Mobile Coverage – Voice & Data likely outdoors with EE, O2, Three & Vodafone (Ofcom data)

Utilities – Mains drainage, water, electric, oil fired central heating

Property Construction – 16th century timber framed property with later additions

Rights and Restrictions – Grade II listed, located within Chelsworth conservation area

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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