



2 SWINGLETON HILL
MONKS ELEIGH, SUFFOLK

JACKSON-STOPS 

**2 SWINGLETON HILL, MONKS ELEIGH, IPSWICH
SUFFOLK, IP7 7AD**

GUIDE PRICE £495,000

A LARGE SEMI-DETACHED COTTAGE (CURRENTLY SEPARATED AS TWO COTTAGES) ABUTTING FARMLAND, STANDING IN A PICTURESQUE AND HIGHLY REGARDED HAMLET JUST OUTSIDE MONKS ELEIGH.



DISTANCE

LAVENHAM 3 MILES

HADLEIGH 5 MILES

BURY ST EDMUNDS 16 MILES

IPSWICH 15 MILES

GROUND FLOOR – No.2

- Reception Hall
- Sitting Room
- Kitchen/Dining Room
- Rear Porch
- Cloakroom

GROUND FLOOR – No.3

- Sitting/Dining Room
- Kitchen
- Rear Porch

FIRST FLOOR – No.2

- Three Bedrooms
- Bathroom

FIRST FLOOR – No.3

- One Bedroom
- Bathroom

OUTSIDE

- Front & Rear Gardens
- Driveway & Parking for Several Vehicles



THE PROPERTY

No's 2 and 3 Swingleton Hill were converted into two cottages several years ago and could easily be reinstated into one cottage, which would then afford generous accommodation of about 1,800 sq ft arranged over two floors.

Presenting predominantly colour washed rendered elevations under pantile roofs, this well-cared for family home is coming to the market for the first time in 70 years and presents an ideal opportunity to create a well-proportioned home, standing in a pleasant location, enjoying views over abutting undulating countryside to the rear.

The current accommodation of No.2 comprises an entrance hall, used as a snug, a sitting room with a front aspect and double doors leading to the rear, a good-sized kitchen/dining room with a rear aspect, a cloakroom and a rear porch/utility area. On the first floor there are three bedrooms and a bathroom. No.3 currently comprises a sitting/dining room with a twin aspect, a kitchen, cloakroom and rear porch. On the first floor there is a double bedroom and a bathroom.

OUTSIDE

To the front of the property is an area of lawn, a block paved driveway and further paved area, capable of standing several vehicles leading to the rear, which is predominantly laid as hardstanding for parking and leads to a garden area predominantly laid to lawn with mature hedging and a pergola covered terraced area ideal for alfresco dining. There is a useful timber outbuilding and the gardens abut farmland and enjoy unobstructed views over the undulating countryside.

NB The property is fitted with solar panels to assist the electricity usage.

Agents Note Planning permission has been granted on the adjoining garden land for a pair of semi-detached houses, separately available for sale.

LOCATION

Swingleton Green is a charming rural hamlet on the southern outskirts of the village of Monks Eleigh, which is a well-served and popular village convenient for Ipswich, Bury St Edmunds, Sudbury and Lavenham.



The village itself offers an excellent range of facilities including a popular pub with accommodation, community shop and post office and a fine parish church. The nearby medieval village of Lavenham (3 miles) one of England's finest medieval villages with its beautiful church and Market Square, offers an excellent range of amenities including grocery stores, bakers, butchers, pharmacists, post office as well as galleries, speciality shops, fine restaurants, hotels and public houses. More comprehensive facilities can be found in the historic market town of Hadleigh (5 miles) and the cathedral town of Bury St Edmunds (16 miles) offers a full range of schooling, recreational and shopping facilities. Cultural amenities include the impressive Georgian Theatre Royal and the Abbey Gardens and leisure facilities including swimming pools, health clubs and golf clubs. For the rail commuter Manningtree Station is around a 30 minute drive and has regular rail service to London Liverpool Street, taking approximately 60 minutes.

DIRECTIONS

From Bury St Edmunds and the A14, head south on the A134, passing through the village of Bradfield Combust, taking the next turning on your left marked Lavenham (A1141). Follow this road into Lavenham and just after The Swan Hotel, turn left onto The Street and follow the road signposted Monks Eleigh. Continue along this road, taking the right turning onto the B1115, over the bridge and immediately left onto Back Lane. Follow this lane for a short distance and upon reaching Swingleton Green take the right turn onto Swingleton Hill and after a short distance further No's 2 and 3 will be found on the right.

PROPERTY INFORMATION

Services Mains water, electricity and drainage.

Oil fired central heating.

Local Authority Babergh and Mid Suffolk District Council

Council Tax Band B & C

Tenure Freehold

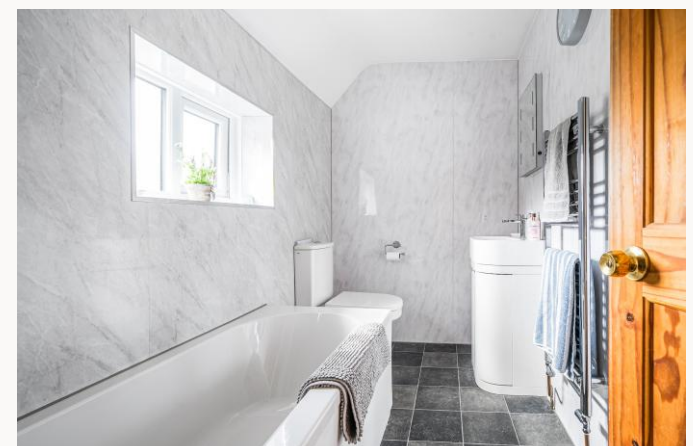
Broadband Ofcom states speeds available of up to 1800Mbps

Mobile Signal/Coverage Yes - varies depending on network provider.

Please visit www.ofcom.org.uk to check availability

Viewing Only by appointment with Jackson-Stops

Tel: 01284 700535



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		
www.epcau.com		

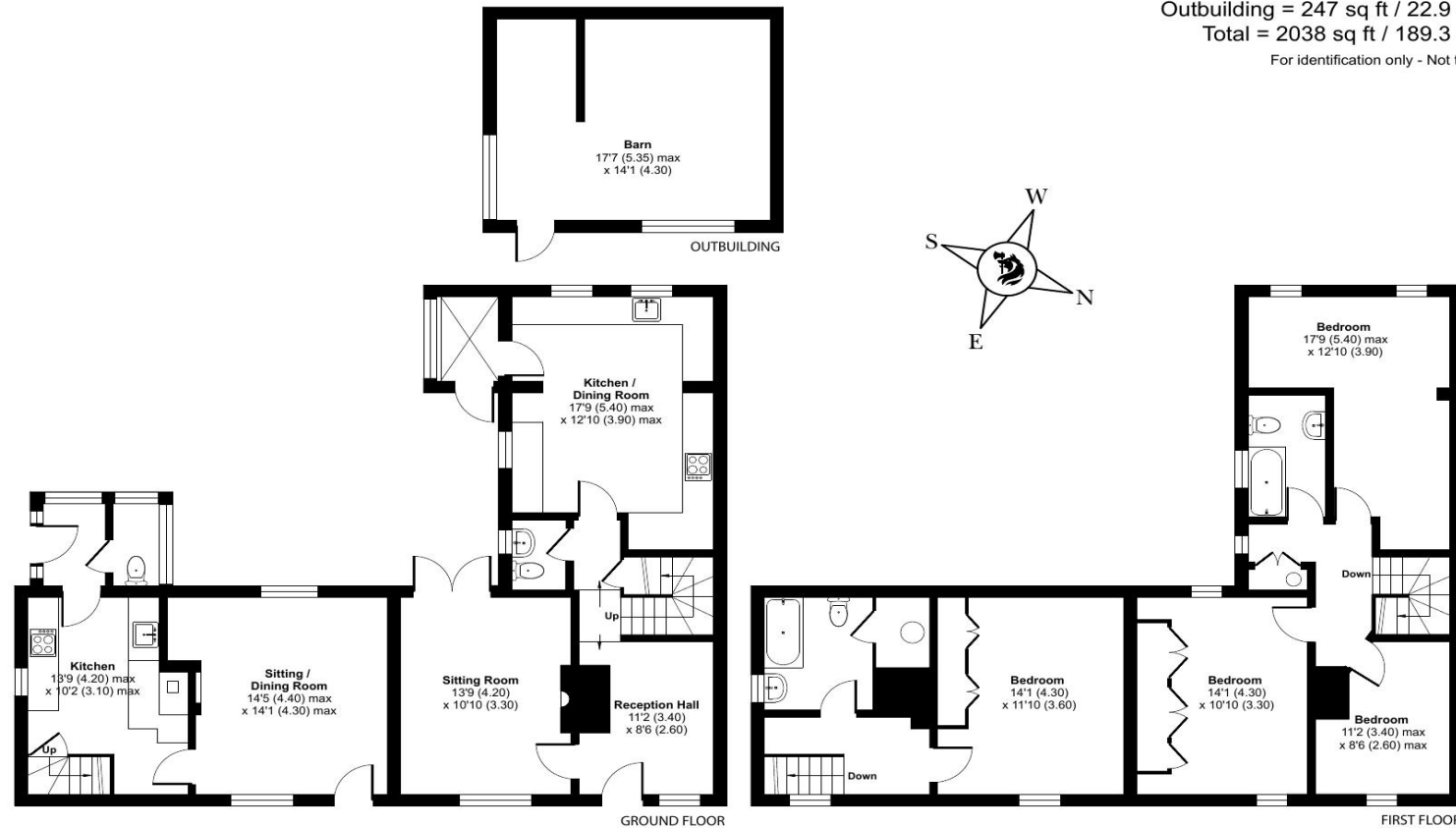
Swingleton Hill, Monks Eleigh, Ipswich

Approximate Area = 1791 sq ft / 166.3 sq m

Outbuilding = 247 sq ft / 22.9 sq m

Total = 2038 sq ft / 189.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Jackson-Stops. REF: 1343451



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BURY ST EDMUNDS

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PROPERTY EXPERTS SINCE 1910