



WATER HALL
KETTLEBASTON, SUFFOLK

JACKSON-STOPS 

**WATER HALL, HIGHLANDS ROAD, KETTLEBASTON,
IPSWICH, SUFFOLK, IP7 7QF**

GUIDE PRICE £825,000

A WONDERFULLY LOCATED PERIOD PROPERTY WITH
A DETACHED ANNEXE, SET IN GARDENS AND
GROUNDS OF ABOUT 3.3 ACRES WITH A SMALL RIVER
RUNNING THROUGH IT, ALL SURROUNDED BY
ROLLING SUFFOLK COUNTRYSIDE.



DISTANCES

LAVENHAM 4 MILES

SUDBURY 10 MILES

BURY ST EDMUNDS 14 MILES

IPSWICH 15 MILES

GROUND FLOOR

- Hall
- Sitting Room
- Dining Room
- Aga Kitchen
- Breakfast/Living Room
- Study/Bedroom with Bathroom
- Utility Room & Cloakroom

FIRST FLOOR

- Galleried Landing
- Four Bedrooms
- Family Bathroom

ANNEXE

- Living Room, Kitchen, Bedroom & Bathroom

OUTSIDE

- Gated Driveway & Parking
- Mature Gardens
- Meadow & Woodland
- River Brett Running through
- Outbuildings/Garden Storage
- Good Countryside Views to the Rear
- No Near Neighbours
- In all about 3.3 Acres (sts)



THE PROPERTY

Water Hall is wonderfully positioned, being on a particularly peaceful rural lane and on the banks of the River Brett. The house is mainly of brick and flint construction, dating back to circa 1860 with some rendered elevations to the extended single storey wing, under slate tiled roofs, this comfortable family home is coming to the market for the first time since 1971 and is set in grounds that extend to around 3.3 acres, with fabulous rolling Suffolk countryside views to the rear. The property, whilst benefiting from the charm of period character features, is not grade listed and benefits from an oil-fired boiler, that provides the hot water and central heating. There are entrance porches from the lane and the rear garden and drive of the house.

The accommodation in brief, leads from the front door and porch into the central breakfast/living room, which features an exposed timber floor, bi-fold double glazed doors that open to the rear, a stable door that opens to the kitchen, door to the main sitting room and is open to the inner hall, with stairs leading up to the galleried landing, a quarry tiled floor and Velux roof light window above. The sitting room, with a vaulted timber clad ceiling, has windows and a glazed door to the rear aspect, a fireplace with brick chimney breast, bressummer beam and inset log burning stove. The kitchen features an oil-fired Aga range cooker, a range of base and eye level units, rollout worksurfaces, under-set ceramic butlers sink, space and wiring for an electric cooker and serving hatch through to the dining room. The dining room has windows to the rear and side overlooking the gardens, opens to the rear porch and has quarry tiled flooring and built-in book shelving. Continuing on the ground floor there is a study/bedroom which enjoys a log burning stove and an en-suite bathroom and there is a useful utility room and a cloakroom.

On the first floor the galleried landing gives access to four bedrooms and a family bathroom. All rooms with rear and side aspects afford stunning views over the abutting countryside and garden.

WATER HALL COTTAGE ANNEXE

The versatile annexe, that is adjoining the double garage, is timber clad under a pantile roof with electric heating and has an EPC rating of E with the potential of A. The property, which has been rented in recent years has a front storm porch that leads into the main living room which boasts windows to three elevations, overlooking the gardens to the front. There are doors from the double bedroom to the galley kitchen, with worksurfaces, units, sink, electric cooker and space and plumbing for a larder fridge and washing machine and there is a bathroom with panel enclosed bath, tiled shower splashbacks, wc, wash basin and electric heated towel rail.

OUTSIDE

Approached from this tranquil country lane, there is off road parking in front of the house, pedestrian and double gated access to the garden and gravelled drive, that leads to the parking, double garage and annexe.

The gardens are a significant feature of the property with an array of mature flower beds, borders and fruit trees, lawns with various pathways and seating areas, further tree coppice and a footbridge over the River Brett to the meadow. To the side of the house, there are three useful outbuilding storerooms/ workshops, all with electricity and accessed via the rear terrace.



The gardens abut farmland and provide wonderful views over undulating Suffolk countryside. In all about 3.3 acres (sts).

LOCATION

Water Hall is situated in a wonderful location on a quiet country lane, in a rural setting, nr Monks Eleigh, which affords a public house, community village shop/post office, Corn Craft Gift Shop & Tea Room and the Lavenham Falconry Centre. Hollow Trees Farm is also within easy reach and offers a farm shop/butchers, café and farm trail. There are more extensive facilities available in the nearby historic village of Lavenham and the cathedral town of Bury St Edmunds, which offers an excellent range of recreational and shopping facilities, numerous high-quality restaurants and a good range of leisure facilities including health clubs, swimming pools and golf clubs. Cultural amenities include the beautiful Georgian Theatre Royal and The Abbey Gardens.

There is good access to the A14, A11(M11) and A12 and for the rail commuter Sudbury station offers a rail link to London's Liverpool Street via Marks Tey (about 80 minutes). Alternatively, there is a mainline service from Stowmarket Station (9.7miles) or Manningtree Station (16 miles).

The international airport at Stansted is about 42 miles away and in addition to air services there is an express train service to London.

Schooling: There are excellent local schools in both the public and private sector, the latter including Old Buckenham Hall, Finborough School, Culford, South Lee in Bury St Edmunds and St Josephs College in Ipswich.

DIRECTIONS

From London leave the A12 at Colchester and follow signs to the A134 and Sudbury. Soon after Newton Green turn right onto the B1115 towards Lavenham, bear right at the mini roundabout and proceed through the village of Great Waldingfield. After leaving the village take the next right turn signposted B1115 Little Waldingfield. Proceed through Little Waldingfield and on until you drive over a narrow humpback bridge and come to a T junction. Turn right at this junction (left will take you to Lavenham) onto the A1141 and proceed into Monks Eleigh. Continue through the village passing the pub and the village store, and turn left at the end of the village, and immediately left again into Highlands Road signposted to Kettlebaston. Water Hall will be found after about 1.3 miles on the right-hand side of the S bend.

PROPERTY INFORMATION

Services Mains water, electricity and private drainage.

Oil fired central heating.

Local Authority Babergh District Council

Council Tax Bands Water Hall - E

Annexe Water Hall Cottage - E

Tenure Freehold

Broadband Ofcom states speeds available of up to 59Mbps

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





Water Hall, Kettlebaston, Ipswich



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.

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PROPERTY EXPERTS SINCE 1910