



HIGH BANK HOUSE
Monks Eleigh, Suffolk

Carter Jonas

HIGH BANK HOUSE, BACK LANE, MONKS ELEIGH, SUFFOLK, IP7 7BA

- Lavenham 3 miles
- Sudbury 8 miles
- Bury St Edmunds 14 miles
- Colchester 15 miles

Porch • Kitchen/breakfast room • Dining area • Utility
Sitting room • Terrace • Principal bedroom with
ensuite bathroom • 3 further double bedrooms • Single
bedroom • Family bathroom • Utility • Conservatory
Garage • Workshop • Garden

DESCRIPTION

Built in the early 1980s High Bank House has been significantly enhanced by the current owners, installing a modern kitchen/breakfast room, utility and contemporary bathroom. There are solid light oak doors throughout, a fireplace with multi fuel burner in the sitting room and extending the accommodation with a wonderful conservatory/family room, which also benefits from a superb outlook over the garden.

The sitting room has triple aspect views and double doors leading onto the terrace as well as doors through to the dining room. The kitchen is attractively designed with a breakfast bar, electric double oven, integral fridge/freezer and a light ceramic tiled floor. The adjoining utility room has a sink, dishwasher and washing machine.

The spacious principal bedroom has an ensuite bathroom. There are 3/4 further bedrooms with bedroom 4 currently utilised as a study. Completing the first floor with the newly fitted family bathroom. We recommend viewing High Bank House to appreciate its full potential and the setting it provides.

HIGH BANK HOUSE IS AN INDIVIDUAL MODERN HOUSE OFFERING WELL PRESENTED ACCOMMODATION TOGETHER WITH A STUNNING GARDEN IN A PEACEFUL SETTING.



OUTSIDE

The property is accessed via the little used country lane onto a drive serving High Bank House and one neighbouring house. There is a private parking area for 4 cars, a double garage with an internal workshop. The front garden is screened by beech trees and mature conifers, there are also raised beds. A gate leads to a shed, wood shed and a greenhouse. The principal garden at the rear enjoys a southerly aspect and has a striking backdrop of a high bank owned by the property and, after which, the house takes its name. A terrace adjoins the back of the house with steps that lead up to a shaped lawn leading up to the top lawn with flower and shrub beds. Beyond the top lawn the land rises up forming a stunning 'high bank' with the shrubs and trees providing a haven for wildlife.

LOCATION

Monks Eleigh is a popular and pretty village surrounded by undulating countryside and situated about 3 miles to the east of Lavenham. Village amenities include a village shop, church, and highly regarded pub/restaurant. Nearby Hadleigh, Long Melford, Lavenham and Sudbury all provide for more extensive needs including a branch line station from the latter. Colchester is about 15 miles to the south with an excellent range of shopping, schooling, and commercial facilities as well as a main-line station to London's Liverpool Street with fast trains to the city taking about 48 minutes.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity & drainage.
LPG Central heating

Local Authority: Babergh District Council

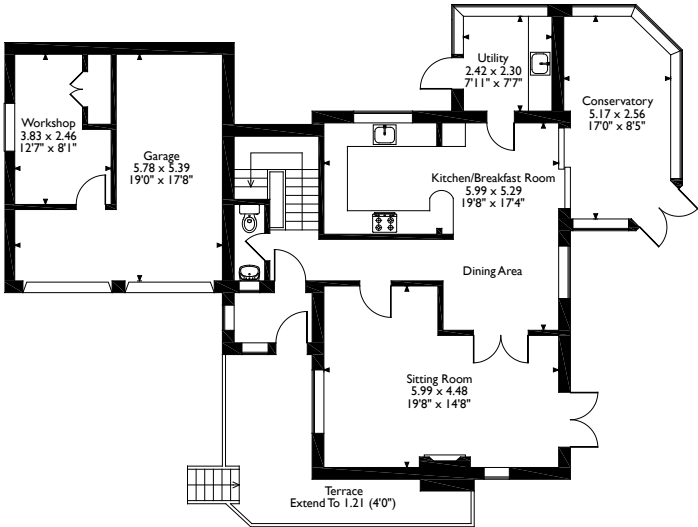
Council Tax: Band F

Viewing: By appointment with Carter Jonas
T: 01787 8828841

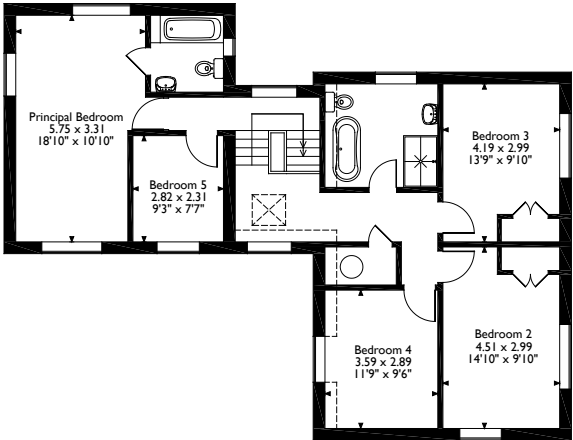
What3Words: ///breeze.quest.songbird



High Bank House, Monks Eleigh, Suffolk
Approximate Gross Internal Area
Main House = 175 Sq M/1884 Sq Ft
Garage = 31 Sq M/334 Sq Ft
Total = 206 Sq M/2218 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Long Melford 01787 882881
suffolk@carterjonas.co.uk
Little St Edmunds, Long Melford, Suffolk, CO10 9LQ

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.