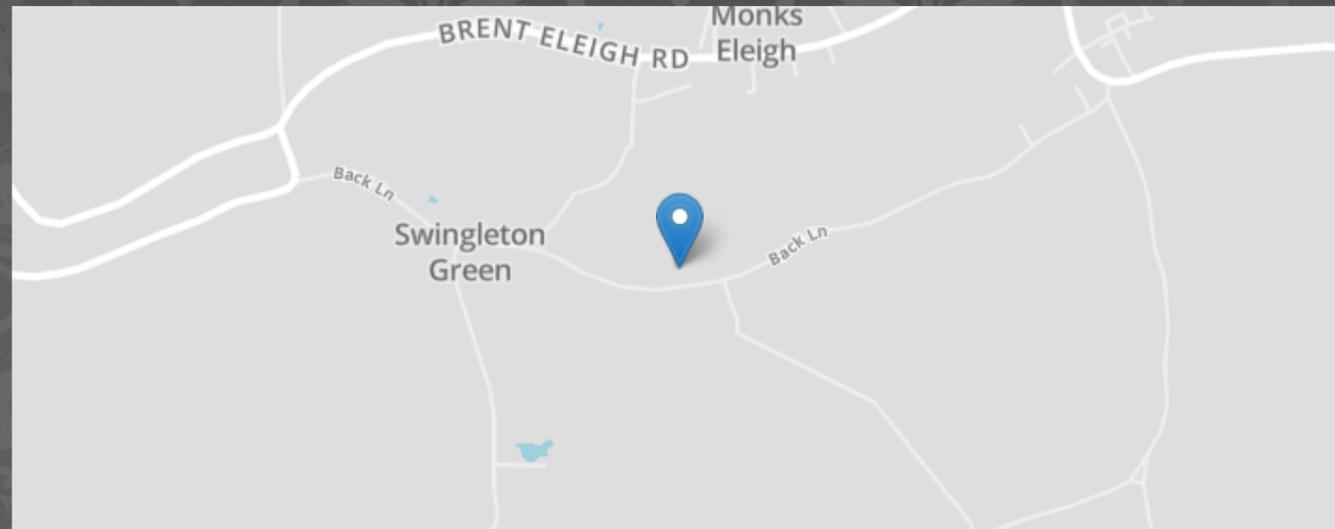


## Back Lane, Monks Eleigh, Ipswich



# MARKS & MANN



- NO ONWARD CHAIN
- PEACEFUL & PRIVATE SETTING ALONG SOUGHT-AFTER BACK LANE, MONKS ELEIGH
- FORMAL DINING ROOM & SEPARATE STUDY PROVIDING FLEXIBLE LIVING ACCOMMODATION
- DETACHED DOUBLE GARAGE WITH EXTENSIVE GRAVEL DRIVEWAY PARKING
- ATTRACTIVE & WELL-BALANCED LAYOUT IDEAL FOR MODERN FAMILY LIVING

- SUBSTANTIAL DETACHED COUNTRY RESIDENCE EXTENDING TO APPROX. 2,050 SQ FT
- FOUR GENEROUSLY PROPORTIONED BEDROOMS INCLUDING PRIMARY SUITE WITH EN-SUITE
- ESTABLISHED, MATURE REAR GARDENS BACKING ONTO WOODLAND & WATER
- OFFERED WITH NO ONWARD CHAIN FOR A STREAMLINED PURCHASE

## Back Lane, Monks Eleigh, Ipswich

Set discreetly along one of Monks Eleigh's most peaceful lanes, the property is a substantial and beautifully positioned DETACHED residence offering over 2,000 sq ft of well-balanced accommodation within mature, private grounds backing onto woodland and water. This is a home that offers both scale and serenity. Approached via a sweeping gravel driveway and framed by established planting, the property immediately presents an air of understated rural elegance. The attractive façade, paired with a detached double garage and generous frontage, sets the tone for what lies beyond. Internally, the accommodation is thoughtfully arranged with strong proportions throughout. The ground floor provides multiple reception spaces ideal for both formal entertaining and relaxed family life, while the first floor delivers four generous bedrooms including a principal suite with en-suite facilities. The rear grounds are a defining feature — expansive lawns bordered by mature trees and natural landscaping, offering privacy, depth and an idyllic backdrop rarely found. The property is offered to the market with NO ONWARD CHAIN, presenting a rare opportunity to secure a substantial village home with immediate availability.

**£700,000 Offers in Excess of**

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## GROUND FLOOR

### Entrance Hall

A welcoming central hallway providing access to the principal reception rooms, with staircase rising to the first floor and useful under-stairs storage. The layout flows naturally, creating an immediate sense of space and balance.

### Sitting Room

A superb dual-aspect reception room extending over 21 feet in length, designed for both comfort and entertaining. Natural light floods the space via rear French doors which open directly onto the garden terrace, creating seamless indoor-outdoor living during warmer months.

A striking brick-built fireplace with inset stove provides a strong architectural focal point, anchoring the room and adding warmth and character. The scale comfortably accommodates multiple seating arrangements without compromising circulation space, making it ideal for family gatherings or formal entertaining.

### Dining Room

A well-proportioned formal dining room accessed from the main hallway, offering excellent symmetry and space for a substantial dining table. Front-facing windows allow natural light while maintaining privacy from the lane.

Perfectly positioned adjacent to the kitchen, this room lends itself equally to everyday dining or larger occasions.

### Kitchen / Breakfast Room

A traditional and generously fitted kitchen comprising an extensive range of oak-fronted cabinetry providing substantial storage and preparation space. Integrated double oven, hob and fitted appliances are thoughtfully arranged to maximise workflow.

There is ample space for a breakfast table, creating a sociable everyday dining area with pleasant views towards the garden. The proportions allow for future modernisation or reconfiguration should a buyer wish to create a larger open-plan kitchen space (subject to the necessary works).

### Utility Room

Located directly off the kitchen, the utility room offers further storage, appliance space and external access — ideal for country living, muddy boots and practical day-to-day use.

### Study

A dedicated home office positioned on the ground floor, offering quiet separation from the main living areas. Ideal for remote working or adaptable as a snug or hobby room.

### Cloakroom

Ground floor WC conveniently positioned off the hallway.

## FIRST FLOOR

### First Floor Landing

A bright and spacious landing provides access to all bedrooms and family bathroom, with sufficient space to create a reading or seating area if desired.

### Primary Bedroom

A substantial primary suite enjoying generous proportions and a calm outlook over the surrounding grounds. A full wall of fitted wardrobes provides excellent integrated storage, allowing the room to retain its sense of space and openness.

The adjoining en-suite enhances privacy and functionality, making this a well-balanced main bedroom.

### En-Suite

Fitted with enclosed shower, wash hand basin and WC. Well positioned and easily accessible from the bedroom.

### Bedroom Two

A generous double bedroom offering strong proportions and flexibility for furniture placement. Ideal as a guest suite or secondary primary room.

### Bedroom Three

Another excellent double bedroom, well sized and filled with natural light. Suitable for family or guests without compromise.

### Bedroom Four

Currently arranged as a comfortable bedroom, equally suited as a secondary study or dressing room. The dimensions provide genuine flexibility rather than token fourth-bedroom sizing.

### Family Bathroom

A well-proportioned family bathroom fitted with panelled bath, vanity wash hand basin and WC. The space is generous and could be reimagined to create a luxurious modern suite if desired.

## OUTSIDE

### Front

The property is approached via a substantial gravel driveway providing ample off-road parking for multiple vehicles and access to the detached double garage. The frontage is attractively landscaped with established planting and lawned areas, creating privacy and softening the approach.

### Detached Double Garage

A sizeable detached garage offering excellent vehicle storage, workshop potential or future conversion (subject to necessary permissions).

## Rear Gardens

The rear grounds are a standout feature of Halcyon.

A broad paved terrace spans the rear of the property, creating a superb entertaining space directly accessible from the sitting room. Beyond lies an expansive lawn framed by mature trees, established borders and natural screening.

Backing onto woodland and water, the setting provides a rare combination of privacy, wildlife and tranquillity. The garden offers depth and width rarely found in village homes, making it ideal for families, gardeners or those simply seeking space and serenity.

A timber garden outbuilding is positioned toward the rear boundary, offering additional storage.

## LOCATION

Back Lane is one of Monks Eleigh's most peaceful and sought-after positions. The village itself is highly regarded within Suffolk for its character architecture, strong community feel and picturesque countryside surroundings.

Positioned between Lavenham and Hadleigh, with convenient access to Ipswich and mainline rail links, the location offers the perfect balance between rural charm and practical connectivity.

## Important information

Tenure – Freehold.  
Services – We understand that Gas, electricity, water and drainage are connected to the property.  
Council tax band - F  
EPC rating - E

## Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

## Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

