



Brown & Brand



Woodland Close

Hadleigh, SS7 2JH

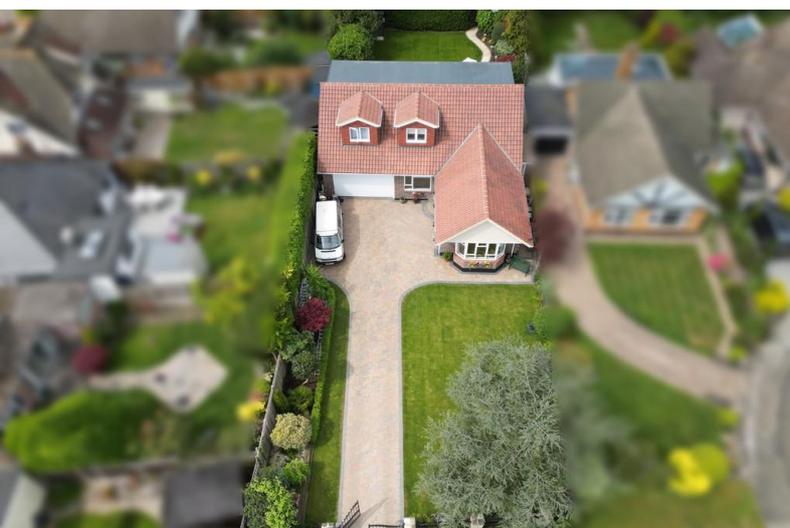
Impressive Detached Four Bedroom
Chalet/Bungalow

No Onward Chain

Extremely Popular and Sought After
Quiet Cul-De-Sac Location

Double Garage/Workshop With
Independent Driveway & Ample Parking

£1,200,000





Property Description

BROWN & BRAND are very proud to offer for sale this exceptionally refurbished and thoughtfully extended four bedroom detached chalet/bungalow located in a highly desirable and sought-after turning, this beautifully appointed home set in a quiet cul-de-sac enjoys a prime position backing directly onto open woodland and a tranquil nature reserve. Occupying a substantial, unoverlooked rear garden, this home offers both privacy and scenic surroundings. Step inside to a spacious entrance hallway leads to a large bright lounge/dining area with bi fold doors overlooking the West facing rear garden. A well appointed modern fitted kitchen with integrated appliances is set in an open space accommodating a large dining table a perfect space for entertaining, complemented by a separate utility room.. Additionally, the ground floor features two bedrooms and a modern fitted shower room.

Moving upstairs, the first floor hosts two further bedrooms, including the main bedroom with a large walk in dressing area and a rear facing Juliette balcony, perfect for enjoying the views. Bedroom two boasts its own ensuite and additionally there is a beautifully fitted four piece bathroom suite.

Externally, this outdoor oasis is extensively stocked and meticulously landscaped featuring patio area with a dining area, pitched-roof brick-built barbeque/kitchen area - ideal for entertaining and relaxing, there is also your own private gate taking you out to open woodland. Parking is provided via a large integral double garage with ample space for four vehicles and a extensive block-paved frontage.



ACCOMMODATION

Greeted by a modern composite door inset with decorative leadlight glass.

SPACIOUS ENTRANCE HALLWAY

As you enter you will find the beautiful oak staircase leading up to the first-floor landing. Coved cornicing to smooth ceiling with flush decorative lighting. Oak parquet flooring. Traditional radiator. Solid oak doors throughout giving access through to:

LOUNGE/DINING ROOM

24' 6" x 13' 9" (7.47m x 4.19m) Step in to the heart of the home through oak double doors where the oak parquet flooring seamlessly flows through with Bi folding sliding doors to the rear blending indoor and outdoor living leading out to an unoverlooked garden with a large double glazed window to the side. Coved cornicing to smooth ceiling with pendant lighting. Traditional radiators.



KITCHEN/BREAKFAST ROOM

17' x 10' 4" (5.18m x 3.15m) This beautifully designed modern kitchen features wall and base units with contrasting granite worktops over, extending round to a breakfast bar offering additional seating. Integrated sink with mixer tap with integrated appliances including dishwasher, fridge, freezer and a walk in corner pantry cupboard. High end Bosch appliances includes two ovens/combo microwave/grill, while a five ring gas hob sits separately with extractor hood over with further storage under. Finished with coved cornicing to smooth ceiling and flush light fittings. Oak parquet flooring. Door giving access through to:

UTILITY ROOM

8' 6" x 5' 6" (2.59m x 1.68m) Double glazed doors giving side and rear access to garden. Utility room features wall and base units providing ample storage with contrasting worktops over. Space and plumbing for washing machine, tumble dryer and space for fridge/freezer. Textured ceiling.



BEDROOM THREE

16' 8" x 14' 3" (5.08m x 4.34m) This spacious bedroom has a large double glazed bay window to the front with a second double glazed window to the side offering abundant natural light. The room is finished with oak parquet flooring, traditional radiators and coved cornicing to smooth ceiling with flush decorative lighting.

BEDROOM FOUR

13' 4" x 9' 9" (4.06m x 2.97m) Double glazed window to the front and fitted with oak parquet flooring, traditional radiator and coved cornicing to smooth ceiling with flush decorative lighting.



GROUND FLOOR SHOWER ROOM

This modern and stylish three piece suite includes a large shower cubicle with an overhead rainforest shower and an additional hand held shower attachment with a curved sliding shower screen. The room also features a low level W.C. and a wash hand basin with mixer taps over set on a stylish vanity unit. Fully tiled walls and flooring, ladder style radiator and coved cornicing to smooth ceiling inset with spotlights. Double glazed opaque window to side.



FIRST FLOOR

LANDING

Beautiful oak staircase leading up to a carpeted landing with traditional radiators and coved cornicing to smooth ceiling with flush decorative lighting. Large eaves storage housing boiler. Solid oak doors giving access through to:

BEDROOM ONE

22' 3" x 14' 5" (6.78m x 4.39m) This spacious bedroom flooded with natural light has double glazed window to the front and double glazed doors with a Juliette balcony to the rear, perfect for enjoying the views. The room is finished with soft carpeted flooring, traditional radiators and coved cornicing to smooth ceiling with decorative lighting. Fitted low level storage with hanging rails. Double sliding oak doors giving access through to:

DRESSING ROOM

11' 6" x 8' 0" (3.51m x 2.44m) Bespoke dressing room offers ample storage with custom built rails and mirrored sliding doors, shoe racks and shelves to keep everything organized. Tiled flooring, radiator and coved cornicing to smooth ceiling with flush decorative lighting. Double glazed window to rear.

BEDROOM TWO

13' 4" x 12' 2" (4.06m x 3.71m) This elegant bedroom is finished with soft carpeted flooring, traditional radiators and coved cornicing to smooth ceiling with decorative lighting. Double glazed window to the rear. Solid Oak door giving access through to:

ENSUITE

This modern three piece suite includes a shower cubicle with an overhead shower, also features a low level W.C and a wash hand basin inset in to a stylish vanity unit with illuminated mirror over. Ladder style radiator/towel rail, tiled flooring and extractor fan.

BATHROOM

This luxurious four piece suite offers a freestanding traditional roll top bath with chrome claw feet with a hand held shower attachment, alongside a walk in fully tiled shower featuring a rainfall shower and an additional hand held attachment. The suite also offers a stylish vanity unit with a contrasting granite top and inset a wash hand basin with traditional mixer taps over and low level W.C. Fully tiled walls and flooring along with a ladder style radiator/towel rail. Coved cornicing to smooth ceiling with decorative pendant lighting. Double glazed opaque window to the front.





EXTERNALLY

REAR GARDEN

This exceptional property boasts a tranquil, west-facing rear garden that offers both privacy and seclusion, backing directly onto a beautiful nature reserve. With direct gated access from your garden into the reserve, you can enjoy peaceful walks and the serenity of nature right from your doorstep. A true gardener's paradise, the landscaped garden is extensively stocked with mature trees and established shrub borders, complemented by manicured lawns and thoughtfully designed block-paved patios and pathways. It's an ideal setting for both relaxation and outdoor entertaining.



Enhancing the outdoor living experience is a bespoke outdoor kitchen, featuring an oak-framed structure, a brick-built base, premium granite worktops, built-in storage, power supply, and stylish tiled flooring-perfect for summer gatherings or quiet evenings.

Privacy fencing surrounds the garden, ensuring a secure and intimate atmosphere. Additional benefits include rear access to a double garage and well-placed outdoor lighting.

GARAGE/PARKING

28' 3" x 15' 5" (8.61m x 4.7m) The property is accessed via a spacious block-paved driveway to one side, offering ample off-street parking for multiple vehicles. This leads to a substantial brick-built double garage, complete with an electric up-and-over door. The garage also houses the gas and electric meters, as well as the fuse board, and is fully equipped with power and lighting-ideal for secure parking, storage, or workshop use.



FRONT GARDEN

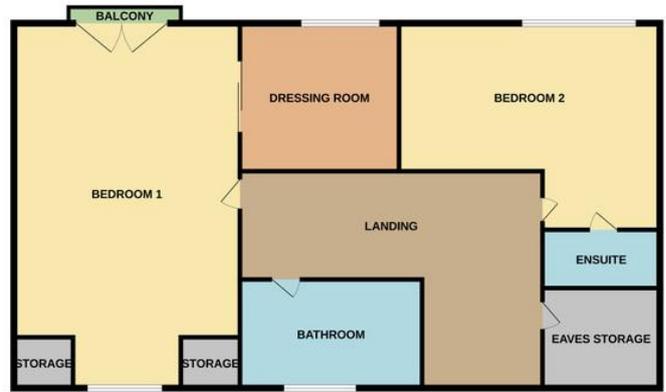
A striking brick-built front boundary wall and elegant wrought iron double gates provide both security and curb appeal. The front garden is mainly laid to lawn and beautifully framed by mature trees, manicured hedges, and well-maintained shrub borders, creating a welcoming and established feel.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

| | | |
|--|---------------------------|--|
| 1 Woodland Close ROMLIST SS7 2RH | Energy rating C | Valid until: 30 April 2036 |
| | | Certificate number: 0320-2749-7450-2805-3955 |

Property type: Detached house
Total floor area: 169 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

The graph shows a vertical scale of energy ratings from A at the top to G at the bottom. A horizontal line indicates the current rating 'C' and the potential rating 'B'. The corresponding scores are shown on the left side of the scale.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements