

**Benton End Farm**  
Hadleigh, Suffolk

**£935,000**



**Unique Equestrian Opportunity**

16 Acres (stls) | 21 Stables | Indoor Ménage

Beautiful Main residence | Highly desirable location & position | Superb equestrian facilities |  
Panoramic views over the local countryside | Grade II listed granary |

**16 Acres** - a rare and unique opportunity to acquire this substantial 4 bedroom detached bungalow residing in beautiful grounds extending to 16 (stls) acres and featuring extensive equestrian facilities including 21 stables, indoor ménage, managers office, tack room, hay/straw feed barn. There are attractive formal gardens and stunning views over the grounds and local countryside.

On the market for the first time in 25 years, we would strongly recommend a full inspection to fully appreciate the accommodation, location and facilities on offer.

### The Bungalow

A spacious and well balanced home enjoying a large and welcoming lounge with feature red brick built fireplace and open fire and access to the study/playroom. The modern fitted kitchen/breakfast room is accessed via a useful boot room and enjoys integrated appliances including range master hob and oven and opens in to the family room with patio doors opening on to the formal gardens. From the entrance hall there is access to the dining room and leads to the remaining rooms as well as a built in storage cupboard and separate linen cupboard.



The stunning master bedroom is a recent addition to the property and enjoys vaulted ceilings and exposed beams.

There is a beautiful sunken bath area with the additional benefit of a modern fitted en-suite shower room. There is also dual aspect windows and patio doors leading to a decking area in the formal gardens.

There are three remaining bedrooms, all of a good size and family bathroom and separate cloakroom.











### **Formal Gardens**

The gardens of the main residence feature an attractive and large patio courtyard with large raised lawn areas with mature tree, shrub and flower borders and retained by an attractive red brick wall. These gardens continue to the rear and side of the property affording further lawn areas inset with a variety of established trees and shrubs.

### **Grounds & Facilities**

Approached via a sliding wrought iron gate, there is a large courtyard flanked by impressive stable blocks of which a block of six are an attractive Grade II listed building. To one side at the end of stables is a beautiful Grade II listed granary which has been converted into a Tack Room with a further room above. Continuing from the courtyard, to one side is the main residence with a large hay/straw/feed barn on the opposite side with internal access to the larger of the stable blocks. On the same side can be found the managers office with washing facilities provided.

Continuing to a very large forecourt providing ample parking, there is an access to the indoor ménage/arena which features a full water and sprinkler system and Combi-Ride surface installed by Chapelstone. From the arena there is easy track access to a small single paddock and then to the upper paddocks, there 7 paddocks here, surrounded by the beautiful local countryside and separated with electric tape with post and rail fencing on the borders.

Leaving the arena in the other direction there are two further paddocks separated by post and rail fencing with a path continuing through a large expanse of attractive and mature woodland which climbs to the top of the grounds where can be found a large and open grass area affording stunning elevated views over the grounds and prevailing countryside.







**Agents Notes:** On the opposite side of the road to the main entrance of the property there is further land available by negotiation. Approximately 22 acres of pasture land currently divided into paddocks with post and rail fencing.

These property particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate.