



**FLYING CHARIOT**

92 Benton Street, Hadleigh, Suffolk

Carter Jonas

## **FLYING CHARIOT, 92 BENTON STREET, HADLEIGH, SUFFOLK IP7 5AY**

- Ipswich 9 miles
- Manningtree 9 miles
- Colchester 12 miles (all with mainline stations for London/Liverpool Street)

Reception hall • Drawing room • Sitting room  
Kitchen/dining room • Cloakroom • Rear lobby  
Master bedroom with ensuite bathroom and dressing room • 4 further bedrooms • 2 further bath/shower rooms • Vaulted bedroom 4/living room • Open plan studio with kitchenette, wet room and mezzanine loft  
Cartlodge garaging and additional parking • Good sized landscaped garden

### **THE PROPERTY**

Flying Chariot, 92 Benton Street is a Grade II\* listed property of exceptional historic importance. In a recent historical survey by the respected Architectural Historian, Leigh Alston MA (Oxon), he describes it as a house "that exhausts superlative" for its "exceptional architectural features" adding "perhaps the most surprising feature of the building is the fact that it was listed as Grade II\* rather than Grade I".

The present house, which was divided into two properties in the early C19th, evolved in three phases with the earliest left hand wing dating back to the early 1400s. 92 Benton Street is the remodelled medieval open hall house which was refurbished in 1653 in the latest fashion of the time with ceilings replacing the previous 'open hall' structure, glazed leaded windows were inserted and fireplaces were installed. A particularly important three-storey bay window survives to the rear providing a wonderful view of the garden. Also the remarkable oriel windows are described as "among the finest of their kind in Britain." "The striking carved first floor oriels ... combine with the projecting eaves board .... and brackets to create one of the most impressive 17th century domestic facades

**A GRADE II\* LISTED TIMBER FRAMED PROPERTY OF EXCEPTIONAL HISTORIC IMPORTANCE OFFERING SURPRISINGLY SPACIOUS & BEAUTIFULLY PRESENTED ACCOMMODATION TOGETHER WITH A SOUTH FACING GARDEN, COVERED PARKING & A CONTEMPORARY STUDIO.**





in the country. Its various motifs include lion masks, salamanders, roses and hermaphrodite busts of Charles II”.

Also of significant note is the foliate pargetting on the front elevation which, again, is of great historic value and rarity. The current owners commissioned painstaking work which took over a year to complete, to take off all the layers of paint by hand to reveal the intricate and carved details in more detail and to sympathetically wash in the original colour. The front door was similarly renovated highlighting the details of its fine original hood.

Internally the period features are quite stunning including massive oak timbers, original brick floors, some leaded casement windows, exposed floorboards, exposed window frames, an arched brick fireplace in the master bedroom as well as elaborate wall paintings depicting the ‘plant pot’ motif which was extremely popular in the 1600s. There are further fireplaces in the drawing room and sitting room.

Since purchasing the property in 2007, the current owners have completely refurbished the property creating a home of exceptional style and taste where the historic integrity blends perfectly with contemporary enhancements. This has included extending the accommodation both upwards and downwards, providing a bespoke kitchen/dining room in the medieval lower ground floor which now has glazed doors opening onto the garden. The sitting room above has a contemporary, yet classic, feel which contrasts perfectly with the striking drawing room steeped in period features. The accommodation is now arranged over four floors.



On the first floor the master bedroom suite enjoys the best of the wall paintings and has views over the garden to the rear. There are 2 further bedrooms on the first floor as well as a shower room. The attic now provides a stunning suite of rooms with a variety of uses either for guests or teenagers’ accommodation or, as currently utilised, with a vaulted living room/office, bedroom, bathroom and small kitchenette.

Further over-flow accommodation is provided by a detached studio with a striking contemporary interior which is also ideal for use as an artist’s studio or home office.

Internal viewing of the Flying Chariot is essential to fully appreciate the deceptively spacious accommodation, its beautiful and naturally lit interior as well as its outstanding period features.



### THE LOCATION

Hadleigh is a very popular historic market town situated about 9 miles from Ipswich, 9 miles from Manningtree and about 14 miles from Colchester – all of which provide main line services for London's Liverpool Street station. Fastest trains from Manningtree take about 55 minutes, and 48 minutes from Colchester. The town offers an excellent range of local amenities including restaurants, schooling, pubs, sports facilities and a wide selection of shops.

### OUTSIDE

The south facing garden has been beautifully landscaped and incorporates a terrace and parterre to the rear which is enclosed by a low brick wall; this gives way to a central lawned area with steps leading up to the studio. An arch in the neatly tended hedging leads to an enchanting 'secret garden' with meandering brick paths joining in a central circle all bordered by lawns, colourful flower beds, hedging and a variety of trees. A wall to the rear conceals a utility area for garden storage; this area has an additional entrance onto Raven Way and has the potential to create a new vehicular access (stp) thereby creating a further parking area. To the front an electronic gate opens onto a covered parking area in front of the studio.

## ADDITIONAL INFORMATION

**Tenure** Freehold

**Local Authority** Babergh District Council

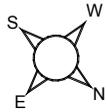
**Council Tax** Band F - £2,277.95 (2016/2017)

**Viewing** By appointment with Carter Jonas  
T: 01787 882881

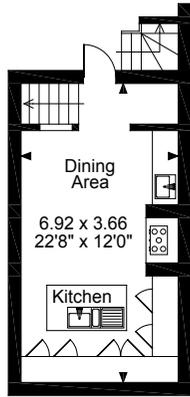
**Directions to IP7 5AY** Take the A1071 directed to Hadleigh and Ipswich. From the A1071 turn right when directed to Hadleigh and drive into the centre. Continue to the end of the High Street and at a sharp left hand bend proceed straight on into Benton Street. 92 Benton Street can be found a short distance along on the right hand side just after Raven Way.



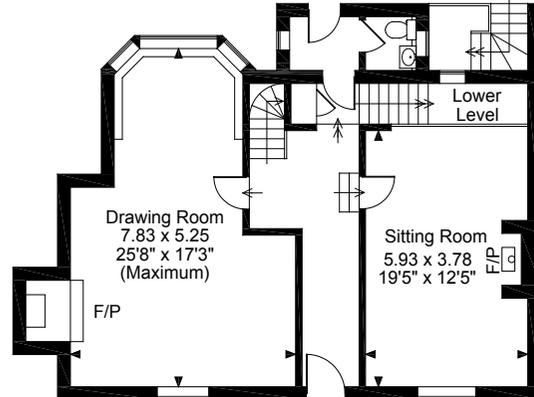




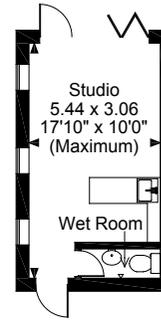
**Flying Chariot, 92 Benton Street, Hadleigh**  
**Approximate Gross Internal Area**  
**Main House = 2424 Sq Ft/225 Sq M**  
**Studio = 192 Sq Ft/18 Sq M**  
**Total = 2616 Sq Ft/243 Sq M**



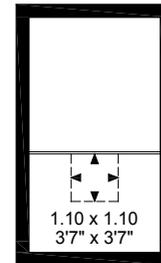
**Basement**



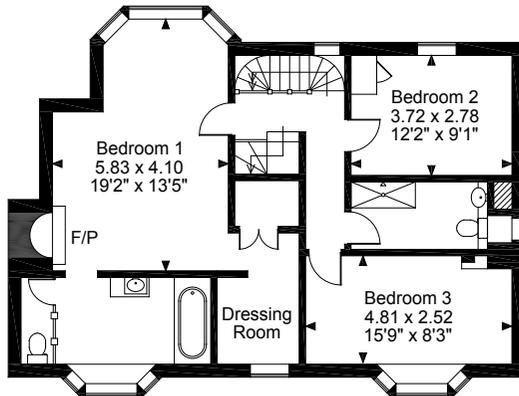
**Ground Floor**



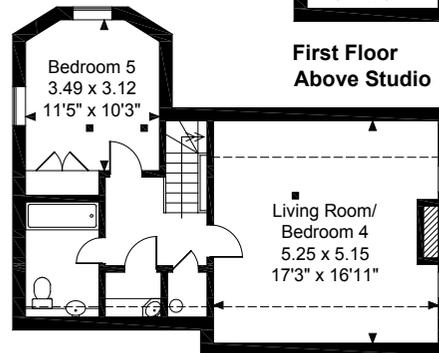
**Ground Floor**



**First Floor Above Studio**



**First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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