



The White House, Holbook, Nr Ipswich, Suffolk

The White House

Holbrook, Nr Ipswich

Suffolk

Guide Price: £765,000

The Property

The White House is set well back from the village road and presents rendered and painted elevations under a pegtile and pantile roof, with some good accommodation arranged over two floors. The entrance lobby and reception hall lead off to the kitchen/breakfast room, cloakroom and the utility room. The dining room, drawing room, sitting room, study, boiler room, larder and secondary cloakroom complete the ground floor. There are two staircases accessing the first floor. The northern end has four bedrooms, a family bathroom and an en suite shower room to bedroom 4. A separate staircase accesses two further bedrooms and a family bathroom, making six bedrooms, two bathrooms and an en suite shower room in total.

Outside are pretty, mature gardens with an in-and-out gravel driveway, together with a wide area of lawn, shrubs and trees to the front and east, with a useful brick and slate coach house block to the south providing upper floor storage area with loading access, two workshops, double garage and door to one side. To the rear or west of the property is an attractive terrace with doors to the kitchen, sitting room and study. This area of the garden has recently been landscaped with lawns and a wide range of flower beds, bushes and specimen trees and a second terrace. There is access to the village via a footpath from a hand gate at the bottom of the garden. In all, just over ½ acre.

Features

- Entrance lobby & Reception hall
- Drawing room
- Dining room
- Sitting room
- Study
- Kitchen / Breakfast room
- Utility room and 2 Cloakrooms

- 6 Bedrooms
- 2 Bathroom and 1 shower Room (En Suite)
- Coach house block with garaging and workshops.
- Mature garden. In all, about ½ acres

Outside

The property is approached from Ipswich Road through double white five bar gates to an in-and-out gravel carriage driveway with a wide area of lawn and a number of mature shrubs and trees, together with hedging on both sides. The drive continues to the front of the house and along the side of the property to a brick and slate coach house and garage 36' x 16' (11m x 4.9m) overall, incorporating upper floor storage area with loading access, 2 workshops with power and light connected, together with sliding double doors to the garage with concrete floor and power and light connected, with a brick and timber lean-to 16'3" x 7'3" (5m x 2.2m) to one side.

The Location

The White House stands close to the centre of the sought after and active village of Holbrook. Situated on the Shotley Peninsula, the village provides an excellent range of local facilities including a post office & shop, hairdresser, tea shop and excellent Co-op together with a public house/restaurant, second pub, church, bowling green, doctors' surgery and sports centre within the school. There is a primary and secondary school within the village, whilst on the edge is The Royal Hospital School and in the nearby village of Woolverstone is the Ipswich High School for Girls. The village is also served by a bus route. The Shotley Peninsula is bordered by the Stour and Orwell estuaries which, together with the nearby Alton Water Reservoir, provide excellent water sport opportunities. The county town of Ipswich lies just 5 miles away and provides a full range of shopping, commercial, educational and recreational facilities. The main

A14 and A12 dual carriageways are easily accessible and link with Cambridge and the Midlands, the East Coast ports, as well as London's M25. Main rail line services run regularly from both Ipswich and Manningtree (6 miles) to London's Liverpool Street Station in approximately 65 minutes.

- Ipswich 5 miles
 - London Liverpool Street Station 65 minutes
 - A14 3 miles
- (distances/time approximate)

Directions (Postcode: IP9 2QT)

From the A 14 on Ipswich southern bypass (Orwell Bridge) take the turning signed Ipswich Central (A 137). Follow the road down the hill alongside the ski slope towards the town centre. At the roundabout follow the sign to Holbrook Shotley B1456 passing between Fox's Marina and Oyster Reach. Proceed under the bridge along the banks of the River Orwell. Continue up the hill past the Freston Boot Public House. As the road bears round to the left turn right on to the B1080 signed to Holbrook Village. Proceed into the village passing the High School on your right. The first entrance to The White House is on the right immediately after a large copper beech tree and then a fir tree. If you reach the centre of the village and the Compasses Public House you have gone too far.

Property Information

Services: Mains water, electricity, drainage and oil fired central heating.

Local Authority: Babergh District Council.

Fixtures & Fittings: Items regarded as fixtures and fittings, including carpets and curtains, are initially excluded from the sale, although certain items may be available by separate negotiation.

Viewing: Only by appointment with Jackson-Stops & Staff. Tel: 01473 218218

A pretty village house set back in mature gardens, with footpath access to the schools and village centre.



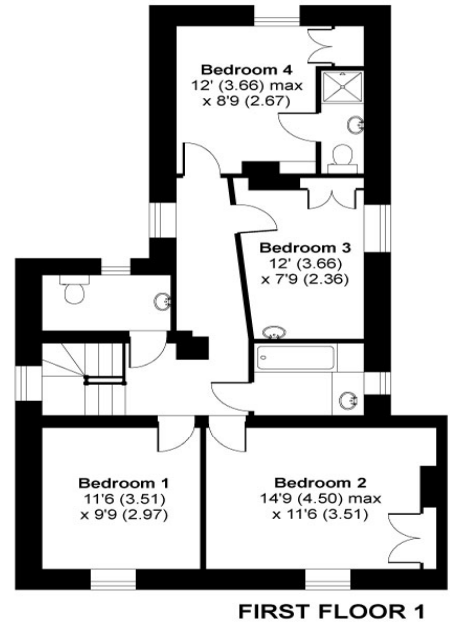
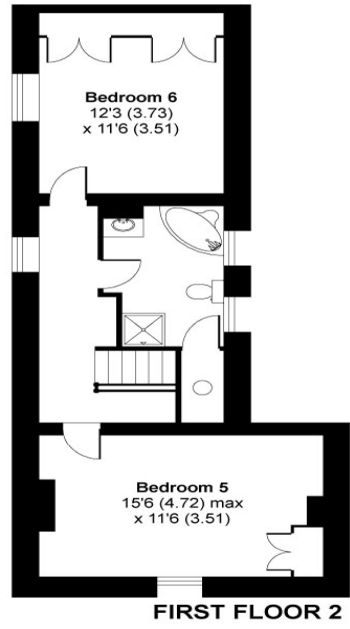
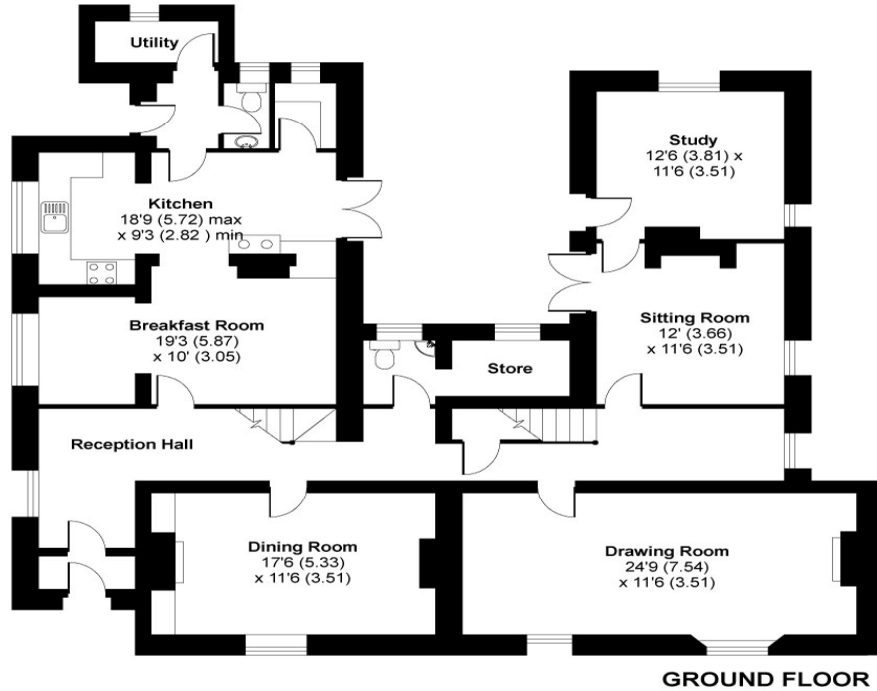
Fast find 46748

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
092-100	A	92-100	A
81-91	B	81-91	B
69-80	C	69-80	C
55-68	D	55-68	D
39-54	E	39-54	E
21-38	F	21-38	F
1-20	G	1-20	G
Not energy efficient - higher running costs			
29	36	26	31

England & Wales EU Directive 2002/91/EC

The White House

APPROX. GROSS INTERNAL FLOOR AREA 3116 SQFT / 289 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Jackson Stops & Staff and no guarantee as to their operating ability or their efficiency can be given.

Copyright nichecom.co.uk 2012 Produced for Jackson Stops & Staff REF : 07-32820

Important Notice Jackson-Stops & Staff, their clients and any joint agents give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Jackson-Stops & Staff
15 Tower Street
Ipswich IP1 3BE

Ipswich Office
01473 218218 ipswich@jackson-stops.co.uk
www.jackson-stops.co.uk