



RUSHMERE LODGE | 140 THE STREET | RUSHMERE ST ANDREW | IPSWICH IP5 1DH

GUIDE £1,250,000

COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

FINE & COUNTRY
Woodbridge

Rushmere Lodge, 140 The Street, Rushmere St Andrew IP5 1DH

This exceptionally spacious country residence in grounds of over 5 acres is located on the outskirts of Ipswich within easy reach of the Suffolk Heritage Coast.

About This Property

Rushmere Lodge is located in the village of Rushmere St Andrew on the outskirts of Ipswich yet close to open countryside and within approximately 6 miles of the historic market town of Woodbridge. This exceptionally spacious (over 6000 square feet) country residence benefits from a large Kitchen/Breakfast Room (over 18 ft long), Six Reception Rooms and no less than Nine Bedrooms. Set in grounds of over 5 acres (sts) including a large paddock and with a rural outlook, this is a rare opportunity to acquire a substantial country house close to the County town of Suffolk and within easy reach of the Suffolk's stunning Heritage Coast.



In brief, accommodation comprises:

Reception Hall, Study, Garden Room/Conservatory, Drawing Room, Sitting Room, Cellar, Boiler Room, Inner Hall, Kitchen/Breakfast Room, Snug/Secondary Dining Area, Utility Room, Rear Hall, Two Cloakrooms, Playroom, Office, Nine Bedrooms, Two En-Suite Bathrooms, Family Bathroom, Attic, Garage Block, Gardens of approximately 1 acre (sts) and Adjoining Paddock extending to just over 4 acres (sts).

About the Area

Rushmere St Andrew is considered one of the most sought after villages to the north-east outskirts of Ipswich, the County town of Suffolk. The village offers local amenities including a Church and a Public House. There are some fantastic walks in the countryside surrounding the property which falls within the Rushmere Hall primary and Northgate High School catchments. Ipswich offers a wide variety of shopping, commercial and leisure facilities, which includes a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schools within both the state and private sectors which caters for all age groups. The town is currently undergoing an extensive

waterfront regeneration, which will add further amenities.

The town has good access to various road networks via the A12 to the south with links to London and the M25 and via the A14 to The Midlands and M11. Mainline rail links are to London Liverpool Street with a journey time of approximately 65 minutes.

A number of excellent golf clubs and sailing clubs are located nearby in the town and on the popular Suffolk Heritage Coast which is a short drive to the North via the A12 with its many attractions which include the Tide Mill at Woodbridge, the world famous concert hall at Snape Maltings and the bird sanctuary at Minsmere.

Directions

Follow Rushmere Road into the village of Rushmere St Andrew and with the Church on your left hand side, approximately 25 yards after the Church and just after a large white house with a slate roof, turn left and follow the shared private drive. Rushmere Lodge is at the end of the drive on the right hand side.





The accommodation (with approximate room sizes):

Ground Floor

Impressive portico on Doric columns. Six panelled front door with lion's head knocker, central letter box and frosted panel over with coach lamp to one side. Solid oak front door to:

Reception Hall (West)

15'10 x 14'

Decorative ceiling cornice, picture rail, two central ceiling roses, French oak flooring, dual sash windows with shutters to front elevation. Two double radiators with Victorian style radiator covers, telephone point, large mahogany framed mirror fitted to one wall (approximately 5' x 6'), open plan fully carpeted oak staircase to first floor and doors to:

Cloakroom

Coat hanging space and cupboards under, cloaks rail, double radiator, attractive tiled flooring and wall mounted alarm control system and further door through to:

WC

With white suite comprising inset wash hand basin in marble surfaces with useful cupboards and drawers under and adjacent close coupled WC, half tiled splashbacks, sash window to front elevation.

Study (South)

16'2 x 15'3

French oak flooring, decorative central ceiling rose, picture rail,

central ceiling rose, Orwells built-in maple wood bookshelves and desk unit with further maple wood bookshelves with glazed doors above. Attractive bay window to side providing ample natural lighting. Internet access, telephone point, ample power points and connecting three quarter glazed door through to:

Garden Room/Conservatory (South, East & West)

13'3 x 11'8

Six inset spotlights, fitted blinds, large single radiator, triple aspect windows with central casement doors (south facing) and connecting sash window to drawing room.

Drawing Room (South and East)

25'11 x 24'7

A beautiful light and airy room with fully glazed French doors with matching side panels and arched window to the east elevation. Three large double radiators, television point, ample power points, attractive Adam style fireplace set in marble with wooden decorative surrounds and built-in mirror over, decorative ceiling cornice, picture rail, ceiling rose, dado rail.

From the Inner Hall (leading on from Reception Hall) there is a door down to the:

Cellar

23'7 x 21' maximum

With sump pump. The cellar is an extremely useful space with painted floor, ample power points, fluorescent lighting and built-in shelving for wine etc.



Rushmere Lodge has a bespoke farmhouse kitchen fitted by Orwells, the well known local kitchen designer.

Sitting Room (East)
21'8 x 18'9

Large Adam style fireplace with two shades of marble surrounds and further stone surround and hearth, three sliding sash windows with shutters to the east elevation and two further side windows to the bay providing ample natural lighting. Cornicing, ceiling rose, television point, ample power points, light dimmer switch. Two radiators and connecting doors to:

Inner Hall
14' x 8'

With French oak flooring.

Boiler Room (West)
12'11 x 7'11

Gas fired boiler with central heating controls and immersion tanks, built-in storage cupboards, quarry tiled floor. We understand from the vendor that total refurbishment/replacement of all fitments in the boiler room was carried out approximately five years ago and that all working parts are serviced on an annual basis. Large built-in pine storage cupboards (Victorian) with shelving for linen. Attractive and original red and black quarry tiled flooring. Two sash windows to side, fluorescent strip light, power points, water softener. Control box/unit for external security lighting and wall mounted Honeywell central heating timer/controls.

Kitchen/Breakfast Room (South)
18'2 x 16'10

A splendid farmhouse kitchen (fitted approximately five years ago by Orwells, the well known local kitchen designer). Twin inset white Butler sink with granite work surfaces with hand painted Shaker style cupboards under, useful storage space under with space for dishwasher, built-in fridge freezer and full length larder unit with shelving and a full range of eye level units to match base units. Separate matching marble work surfaces with fireplace with inset Britannia seven hob gas fired range with adjacent electric hot plate/grill with large double ovens under. Very useful separate side sink adjacent to range with cupboards under and central island unit to match with circular stainless steel bowl with cold water supply and cupboards and drawers under, ample power points, telephone point, inset spotlights to ceiling, window to east with elevation with half glazed farmhouse style door, French oak flooring (which continues through to the utility room and dining room area, wall mounted pew bench with storage space within and electric heater beneath. From the kitchen/breakfast area opening through to:

Snug/Secondary Dining Area (West)
15'6 x 8'4

Double radiator and further door through to:



The property boasts six reception rooms and no less than nine bedrooms.

Utility Room (West)

11'3 x 8'9

A full continuation of Orwells farmhouse theme with inset single white Butler sink with hot and cold water supply with adjacent granite work surfaces with cupboards, drawers and space under, plumbing for automatic washing machine, two eye level cupboards, spotlights, window to front elevation, single radiator, secondary plumbing point for fridge/freezer if required (ice), useful built-in storage cupboard.

Rear Hall (Off kitchen/breakfast room area)

With a continuation of the French oak flooring, window and doors to:

Large Built-in Airing Cupboard

Useful slatted shelving facilities. Further doors through to:

Second Cloakroom

With dressing area, double radiator, mirror, cloaks rail, window to side, door to:

WC

White suite comprising inset white sink unit set in marble work surfaces with cupboards and drawers under and adjacent close coupled WC, half tiled splash backs, window to side with fitted blind.

Playroom (East)

10'4 x 9'10

Inset ceiling spotlights and built-in shelved unit, double radiator,

large painted-on blackboard to one wall, power points, window to rear garden.

Office (East and West)

26'8 x 13'10

A very flexible room with lots of natural lighting from two elevations (six sash windows), this room is currently used for office purposes however has previously been used as a dining room and would suit a variety of uses including gym. French oak flooring, ample power points, ample spotlights, separate internet access and all business link ups/business communications etc.

FIRST FLOOR

First Floor Landing

27' x 12' max

Two radiators with Victorian covers, power points, four matching ceiling roses/lights, access to fully insulated loft with light. Doors to:

Bedroom One (North, South and East)

21'11 x 18'10

Large square bay window with five sliding sash windows with fitted blinds, two radiators, power points, telephone point, ceiling cornice, picture rail, dado rail and central ceiling rose. Pleasant countryside views to one aspect and views over rear garden.



The grounds at Rushmere Lodge include extensive gardens together with a large paddock and many of the rooms have a rural outlook.

Bedroom Three (South) 19'3 max into bay x 15'6

Large square bay window with five sliding sash windows, maple fitted window seat with large amount of storage space under with matching walk-in double fronted maple door wardrobe and a full range of shelving and drawer units designed by Orwells with work desk and two concealed radiators, power points, ceiling cornice, picture rail, a ceiling rose and door to:

En-Suite Bathroom (West)

Built-in shower unit, inset wash hand basin with marble surround and cupboards under, WC, corner bath, heated towel rail, fully tiled, with ceiling downlighters.

Bedroom Two (South) 28'3 x 16'4 max into bay

A very large principal bedroom with five sliding sash windows into bay, two double radiators, ample power points, telephone point, dado rail, picture rail, quality fitted blinds and carpeting, new chandeliers with central ceiling roses.

En-Suite Bathroom (South)

Good size en-suite bathroom with white suite comprising double shower with power shower and white basin set in marble with cupboards and drawers under, close coupled WC and bidet. Fully tiled walls to picture rail level, sash window to front elevation with fitted blind, single radiator, extractor fan and stainless steel heated towel rail, recently fitted Kardean style light oak flooring.

Bedroom Four (To the front of the house) (West) 18'10 x 13'4

Another good size room with two double radiators and dual sash windows to the front elevation, fitted blinds to the windows, connecting doorway to bedroom five. Central ceiling rose, light dimmer switch, decorative ceiling cornice and picture rail.

Bedroom Five (West) 17'3 x 13'11

Dual sash windows to the front elevation, double radiator, ample power points and four steps up to connecting door back through to bedroom four.

Bedroom Six (East) 11'9 x 11'7

Two lower sash windows with views over the rear garden, radiator, power points.

Family Bathroom (West and North) 13'6 x 11'6

Double aspect windows (3), double radiator, half tiled walls, stainless steel heated towel rail, extractor fan, spotlights to ceiling, Corner Jacuzzi bath, WC, bidet, inset wash hand basin with marble surround and cupboards under, built-in shower unit.

From the main landing area, connecting doorway through to:
Rear Landing (West):
Radiator, single power point, access to attic and doors to bedrooms seven, eight and nine.

Rushmere Lodge, Rushmere St. Andrew, Ipswich IP5 1DH

APPROX. GROSS INTERNAL FLOOR AREA 6858 SQFT / 637 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

Bedroom Seven (East)

10' x 9'11

Built-in wardrobes with further cupboard over, separate eaves storage cupboard under stairs to loft, power point, double radiator, sash window, fitted blind.

Bedroom Eight (East)

11'5 x 9'11

Sash window with views to rear garden and over adjacent paddock, double radiator, power points.

Bedroom Nine (North)

13'10 x 13'7

Television point, power points, telephone point, window with beautiful views over the paddock and open farmland, door to shelved storage cupboard with further cupboard over.

From the Rear Landing, there is a Staircase up to the:

Attic - 27'6 x 10'

The attic is fully boarded out and benefits from extensive eaves storage space beyond.

Outside

The long private drive sweeps up to Rushmere Lodge to a wide turning area with ample parking space. To the centre of the the turning area is central grass island with brick dwarf wall surround and with a lawn to either side. A path to the side of the house leads via a pedestrian gate to the rear garden, mainly laid to lawn, where there some wonderful specimen trees which include sycamore, oak and scots pine. To the rear of the

kitchen there is timber decking – ideal for relaxing and enjoying the splendid views over the garden. A further gravel path leads from here round to the drawing room.

Adjoining Paddock

The paddock measures just over 4 acres (sts) and is separated from the garden by a hedge and fence.

Garage - 30' x 24'

The brick and pantile garage block with concrete floor has two up and over doors. Power and light are connected and there is a door to the side for separate access.

Agent's Note

We understand from the vendor that 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.

Services

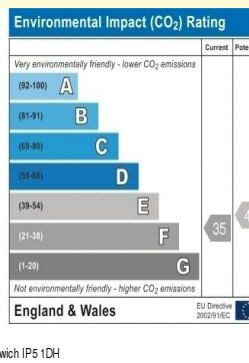
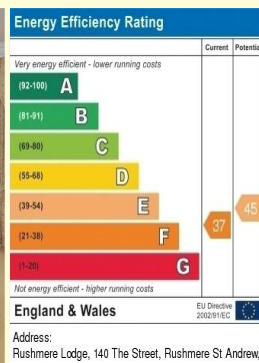
We understand from the vendor that mains water, electricity, gas and drainage are connected to the property. Gas fired central heating, divided into two zones.

Council Tax

Band H - £2,851.40 – 2009/10

Viewings

Strictly by prior appointment with the Woodbridge Fine & Country office.



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