



EH
EXQUISITE
HOME

VICTORIAN ELEGANCE

“The house is ideally placed for everything; we could walk to work and our children could walk or cycle to school, and we could walk into town for practically anything. It’s a really convenient location.”





A Warm Welcome

The property was constructed in 1897 and the current owners have lovingly laboured during their 37 years at the property to restore and enhance all of the period features which are so sought-after in this kind of house. The double-fronted house includes tall sash windows which flood each room with sunlight, stained glass windows, large rooms that can be used for many different purposes, and open fireplaces with many of the original Victorian fireplaces still in-situ. 'What attracted us to the property was its position,' note the current owners. 'It was convenient for work, but also the house was lovely and comfortable, and it became a great family home. We feel as if we've grown and developed together with the house, that we've been a part of it all along.'

The main entrance hallway opens up into all of the main living areas, including the front reception and dining rooms, both of which are large rooms with period features and bay windows which perfectly frame the leafy front garden. The dining room opens through to the rear breakfast room, which houses a gas-fired AGA and blends into the rear kitchen, which is complete with a range of bespoke units housing a number of modern appliances. The breakfast room opens through to the rear conservatory, which is one of the projects that the current owners undertook to build and which they enjoy daily. The conservatory looks over the south-facing garden and is a sunny, peaceful retreat that can be enjoyed throughout the year. Perhaps one of the most unique features of the conservatory is the grapevine: the conservatory was constructed around the vine allowing it to grow in the warmer climate of the conservatory and, as a result, when in bloom the vine not only creates a wonderfully shaded place to sit and enjoy the atmosphere of the conservatory, but it also produces plenty of grapes. Completing the ground floor layout is a convenient WC and a good-sized third reception room, which could be utilised as a study or playroom. It is worth noting that the property also includes a working cellar, where the main room has previously been used as a games room, and could also be used as a home gym, additional study, or workshop.





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There are four large bedrooms on the first floor, each with sash windows that offer views of the town and the pretty rear garden. One of the south-facing bedrooms also includes built-in cupboards and an en-suite shower room. Both the shower room and the family bathroom have been recently upgraded by the current owners and include modern fixtures and fittings with underfloor heating. A second staircase on the landing leads up to the loft extension bedroom, which is currently in use as an office. The current owners have enjoyed the view from this room: the heightened position of the house at the top of a hill allows for views all the way to the south of the town and even as far as the Orwell Bridge.

LOCATION

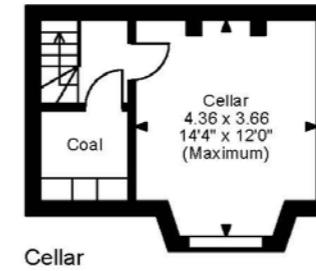
The property enjoys a pretty south-facing garden which they describe as a real sun-trap and which they developed with garden designer Paul Baines around fifteen years ago. The garden has since matured and is now a wonderful, private escape that isn't overlooked and is shaded by mature trees and hedging. The south-facing position has allowed the current owners to keep various fruit trees, and they have enjoyed plenty of produce over the years from their garden, including herbs, redcurrants, gooseberries, apples, and so forth. Immediately to the rear of the house is a raised wooden decking area which is the ideal spot for enjoying a bit of al-fresco dining on a warm summer evening, and there is also a second patio area to the rear of the garden which is perfect for sitting and enjoying a view of the house in the shade. The rear garden leads down to the off-street driveway and single garage.

Ideally placed to enjoy all of the best amenities that the county town of Ipswich has to offer, the town centre is only a short walk from the property, with a busy High Street and two shopping centres offering an array of shops, restaurants and leisure venues. The property is also within an easy walk of the Regent Theatre, which hosts a lively line-up of touring concerts and celebrity acts. A ten to fifteen minute stroll will take you down to the historic Ipswich waterfront, which has seen a steady regeneration over the past few years and is now home to some of the town's most popular bars and restaurants. Similarly, a short walk will also take you to two of the largest parks in town: Alexandra Park, where you'll find a large children's play area, and Christchurch Park, which comprises the old grounds of the Tudor Christchurch Mansion, now a working museum and art gallery.

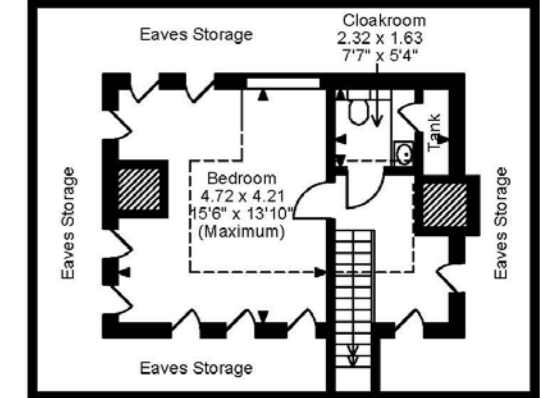
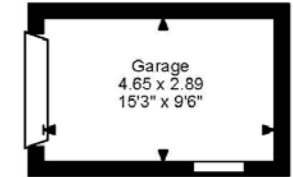
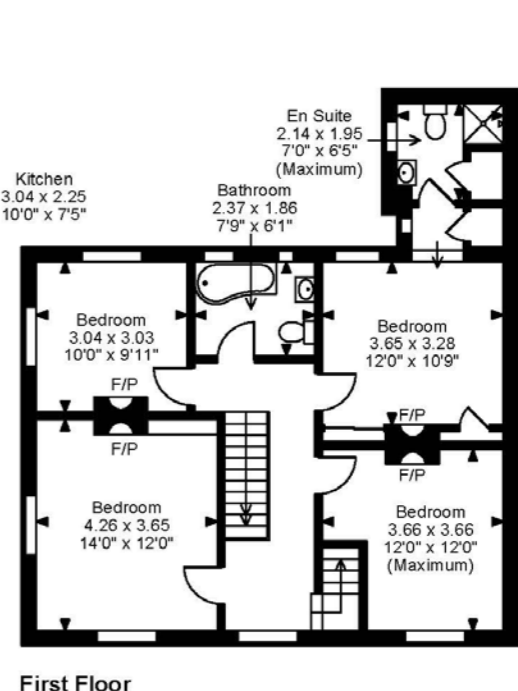
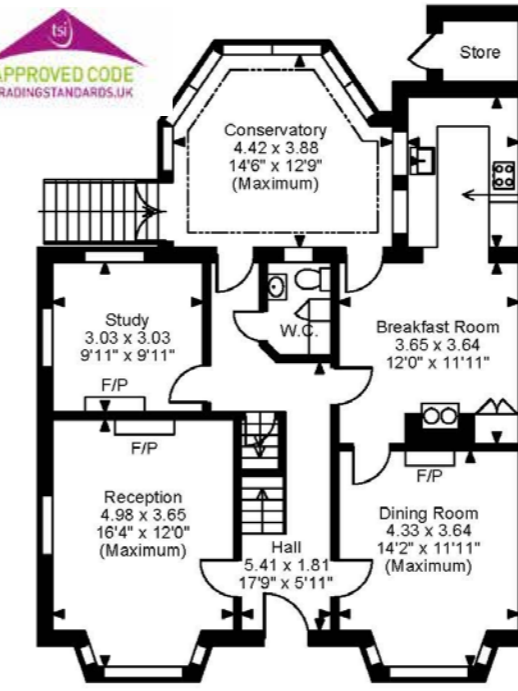
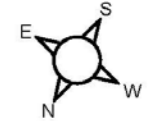
In terms of schooling, the property's catchment primary and secondary schools are both rated "Good" by Ofsted, and the house is only a fifteen minute walk from the highly-popular Ipswich School, which is regularly ranked as one of the best independent schools in Suffolk. Finally, it's worth noting that Ipswich has become increasingly popular with London escapees looking to stretch their budget without necessarily stretching their commute, and fast services from Ipswich Station to London Liverpool Street make the capital commutable in just over an hour. The property is only a short drive, or roughly a ten-minute cycle ride from the station, allowing a commute from the property to the centre of London in around an hour and 20 minutes.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	55 D	76 C
21-38	F		
1-20	G		



Approximate Gross Internal Area
 Main House = 2229 Sq Ft/207 Sq M
 = 145 Sq Ft/13 Sq M
 Total = 2374 Sq Ft/220 Sq M
 Quoted Area Excludes 'External Store'



Ground Floor 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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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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