



EH

EXQUISITE  
HOME

## PERFECTLY PLACED

Suffolk's county town, Ipswich, enjoys an enviable location, surrounded by spreading green acres of woodland, heathland and pasture. In every direction, roads lead out to open countryside and with the Suffolk Coast and Heaths AONB to the east and the Dedham Vale AONB to the west, beautiful panoramas and natural landscapes are within easy reach of the town. The River Orwell runs through Ipswich and empties out into the North Sea at Felixstowe. The Shotley Peninsula, bounded by the Orwell and Stour offers a wide variety of sporting activities on land and water and those interesting in walking, water sports and bird watching are spoilt for choice.

Ipswich itself is well connected to other parts of the country and the ideal place to live for those who have to commute to work. Regular fast trains operate to London Liverpool Street and the A12 runs south via Colchester and Chelmsford. There is a vibrant cultural scene, plenty of cafes, restaurants and pubs and a number of beautiful open green spaces, including Christchurch Park and Christchurch Mansion, Holywells Park and Landseer Park. There are a wide variety of state and private schools and the renovated waterfront and marina is a popular destination for tourists and locals alike.



The village of Rushmere St. Andrew is in the eastern part of Ipswich, dominated by the beautiful open space of Rushmere Heath. The Ipswich Golf Club is located here and the common is popular with walkers, runners and cyclists. Rushmere Golf Club is also nearby as well as a delightful board walk to the Bucklesham Road. Those thirsty for more exercise can enjoy the Sandlings Walk which begins on Rushmere Heath and finishes sixty miles away in Southwold on the Heritage Coast. Rushmere St. Andrew has a football and rugby club and the Grade II\* listed parish church of St Andrew's.

On the edge of the golf course with stunning views is this delightful detached family home on a generous plot, built in 1995. The present owners bought it in 2002 and brought their family up there. Charmed by the beautiful views, the privacy and seclusion, they knew they had found their perfect home. Since moving in, they have redecorated throughout, put solar panels on the roof, installed three new contemporary bathrooms and transformed the summer house into a bar. The front garden is laid to lawn with a large driveway which can easily accommodate up to six cars. There is also a sizeable double garage, currently used for general and wine storage. A neighbouring house has had the garage converted into a self-contained flat over two floors and this may be possible with the correct planning permission in place. The front door opens into the light and airy hall, wooden floored and with a useful under stairs cupboard and downstairs cloakroom. To the right is the study, a room the owners have found extremely helpful over the years. It could also be used as a double ground floor bedroom if required.

Leading off the left of the hallway is the stunning dual aspect lounge. Floored in wood with a fireplace and bi-fold doors leading out into the garden, it is a lovely family room, much used by the owners for socialising. Large enough to accommodate plenty of furniture and with direct access into the garden it is the ideal space for all kinds of activities. The dining room is next door and is mostly used for entertaining. The kitchen/breakfast room is a warm, welcoming space with a country kitchen feel. The owner hand painted the units in a soft dove grey and with an integrated double electric oven, gas hob, plenty of preparation and storage space and lovely views out over the garden, this is the room in which the owners spend the most time. They eat there, cook every day and have many wonderful memories of family Christmases, New Years and parties with the whole family. The layout of the ground floor is such that plenty of guests can be accommodated without ever feeling crowded and there is a wonderful flow. Next door is the back kitchen with plumbing for a washing machine and enough room for a tumble dryer.



Always a warm welcome...



*"The stunning dual aspect lounge with bi-fold doors opening out onto the garden..."*

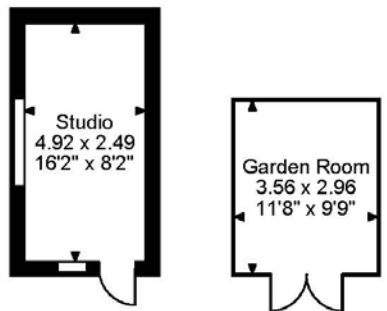


The staircase rises to the generous landing from which radiate five bedrooms (two en suite) and the family bathroom. The layout on this floor is such that any family configuration can be accommodated and there is plenty of space for guests. The principal suite has a large double bedroom with a bay window to the front, a dressing room and a simply stunning four piece bathroom with a large free-standing contemporary-style bath with shower over, a large walk in shower and lots of storage. The dual aspect second bedroom has a charming country-style feel with its two dormer windows and fitted wardrobes, as well as benefiting from a crisp and modern en suite shower room with a chrome heated towel rail. The third double bedroom looks out over the front of the house, while the fourth bedroom has fitted wardrobes and a spectacular view out over the back garden and golf course beyond. The fifth bedroom, although the smallest in size, is the perfect single bedroom and would be ideal for a child's room or playroom, or even a second home office, if desired. The three piece family bathroom is tiled with a glossy blue and soft white colour scheme, has a free-standing claw foot bath with shower over, chrome towel heater and radiator.

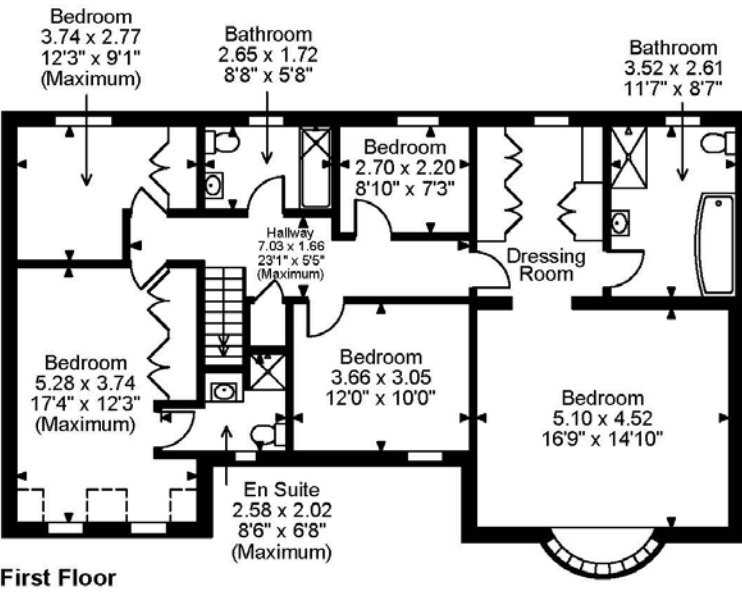
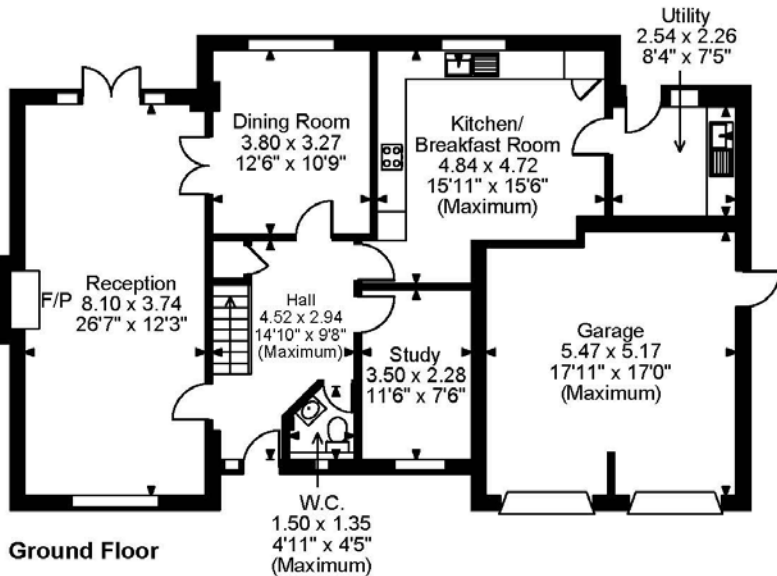
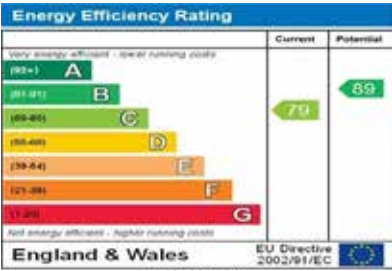
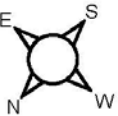
# LOCATION

The secluded south facing garden is not overlooked and enjoys the most delightful views over the golf course. There is a stone terrace at the back of the house, ideal for al fresco dining and drinks in the summer. The rest is laid to lawn with drifts of fragrant lavender and rosemary and mature bushes, shrubs and trees. To the left is a large summerhouse painted in a pretty cream colour, converted by the owners into a bar, much-used in the warmer months. To the right is the brick-built garden room which has been used for teenage accommodation and study and which would make the ideal studio for a home business. To the left of the terrace, shallow steps lead down to the side gate and with the correct planning permission in place, it could be possible to add a conservatory on to the side of the house, considerably increasing the size of the ground floor while still leaving plenty of garden. The owners have formed excellent relationships with their neighbours and particularly enjoy the warm sense of community which prevails in the village.

One of the many benefits of living in Rushmere St Andrew is the proximity to so many excellent schools. There are several primary schools within easy reach. Copleston, Kesgrave and Farlingaye High schools are all much sought-after and there is also a good choice of private schools including Orwell Park, Ipswich School, Ipswich High School and Woodbridge School. Both Ipswich and Nuffield hospitals are nearby and Ipswich main line station offering direct links to London Liverpool St. is approximately fifteen minutes by car. Ipswich town centre offers everything you could need with shops, cafés, restaurants and leisure activities. With unparalleled views, plenty of off-street parking, versatile and spacious accommodation and excellent transport links, this lovely family home is an absolute gem.



Approximate Gross Internal Area  
Main House = 2199 Sq Ft/204 Sq M  
Garage = 297 Sq Ft/28 Sq M  
Studio & Garden Room = 245 Sq Ft/23 Sq M  
Total = 2741 Sq Ft/255 Sq M



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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