

Foxhall



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Church Meadows

Henley, Ipswich, IP6 0RP

Guide price £750,000



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Summary Continued

On the ground floor there is an additional double size 12'5" x 12'1" separate playroom and a separate fully kitted out study/office with full width desk worktop area and fitted gloss eye level cupboards. If required, either or both of these rooms could be used as additional bedrooms turning this from a four to a six bedroom property.

On the first floor there are en-suites from both bedrooms one and two and fitted wardrobe cupboards in all of the bedrooms. An extensively boarded loft space is accessed from a feature gallery style landing. There is a very good roof height within the loft space and the current sellers considered the prospect of a conversion into additional accommodation to create a complete second floor. This could include dormer windows overlooking the rear and enjoying views over the farmers fields and villages beyond.

One of the main selling features of the property is that it backs onto fields with lovely views across the open countryside beyond. To the front of the property there is ample driveway car parking for up to eight vehicles and a detached double garage supplied with light and power and a boarded loft space area. There is a layby in front of the property which also accommodates three vehicles for visitors.

Henley village itself has a community hall with a pre-school, play area and football pitch. There are buses every two hours in one direction to Debenham going via Hemingstone and Crowfield and in the other direction is to Ipswich. Access to the A14 at Claydon is less than a ten minute drive away.

There is a thriving operational village church which has events and services. Henley itself is surrounded by

delightful countryside. There is also a very good garage in the village and a primary school plus buses to both the catchment of Debenham and Claydon high schools.

The property also benefits from an osmosis filtered water drinking system and a separate water softener.

Church Meadows is a highly exclusive cul-de-sac of only ten large detached executive houses. These properties do not come up for sale very often and we would therefore, recommend early internal viewing.

Front Garden

A very large expanse of driveway provides ample off street parking for up to eight vehicles. The garden itself is neatly laid to lawn and is enclosed by meticulously trimmed hedge borders. The front rendering of the property has only just been re-decorated.

Entrance Hallway

Impressive entrance hallway with the first half a lobby area with hooks for coats and access to downstairs cloakroom. Step through the archway to the main area of the hallway which has a fully tiled floor with stairs rising to first floor with feature balustrading and door to a spacious under-stairs storage cupboard, with light doors to kitchen/diner, lounge, playroom and study off. The wood front entrance door has a nice featured stained glass inset.

Downstairs Cloakroom

New replacement suite comprising half tiled walls, tiled floor, wash hand-basin, W.C., recess ceiling spotlights, radiator and window to front.

Lounge

15'6" x 15'0" (4.72m x 4.57m)

A beautiful double aspect reception room with two windows to side and patio doors overlooking the garden,

two radiators, the focal point of the room is multi fuel burner that can burn both coal and wood set on a herringbone brick hearth with a lovely stone surround and matching front piece to the hearth.

Kitchen

Superb top of the range bespoke fitted kitchen by Davenport of Colchester with handmade units which is estimated would cost today up to £50,000. The kitchen offers an extensive range of fitted cupboards, base drawers, deep pan drawers and eye level cupboards. The kitchen is planned out around a huge central island which had kick space lighting and incorporates a butler sink with mixer taps, including a Quooker boiler water tap and a separate filtered drinking water tap. With an adjacent breakfast bar and additional appliances and cupboards including built in dishwasher. Additionally the kitchen benefits from a newly installed wireless charging pad which rises up to feature additional three pin plugs and usb sockets.

Surrounding the island are Miele ovens which include a steam oven, separate single oven, combination microwave oven plus a warming drawer, adjacent large American style stainless steel fridge/freezer with inset ice drinks cooler facility and filtered water with sparkling water facility, underfloor heating in the kitchen and garden room areas. large induction hob unit plus hidden extractor hood in decorative surround. The kitchen is approached from glazed double doors from the hallway, has ceiling spotlights and granite work-surfaces.

Open Plan Sitting/Dining Room In Orangery Style

26'11" x 18'11" (8.20m x 5.77m)

Triple bi-folding doors opening out onto rear garden. The garden room has been built in a really attractive orangery style with four windows across and two windows to the side and bi-folding doors to the other side vaulted ceiling and feature glazed sunray window and Velux roof light windows making this an extremely light and airy room.

Utility Room

11'9" x 5'5" (3.58m x 1.65m)

Plumbing for washing machine, osmosis water softener unit, additional fitted units, double glazed doors to front and rear and wooden door to garage. This room has rooflights making it a very sunny and pleasant room,

Dining Room (currently used as a play room)

12'4" x 12'1" (3.76m x 3.68m)

Radiator and window to front (southerly) making this a very pleasant and light sunny room. This room was previously used as a dining room.

Office/Study

8'9" x 8'5" (2.67m x 2.57m)

Radiator, window to front (southerly aspect) making this a beautiful sunny, light and airy room. The study has been extensively fitted out with quality full width work-surface for desk plus full width gloss fronted eye level cupboards and additional work-surfaces.

First Floor Landing

A beautiful galleried style landing, very light and airy courtesy of the window to front, access to loft space which is part boarded running the length of the property. There are ceiling spotlights, radiator and door to built in airing cupboard with mega flow tank.

Bedroom One

12'3" x 11'11" (3.73m x 3.63m)

A beautiful re-decorated bedroom with radiator and picture window to rear overlooking the garden and fields beyond, triple mirror fronted wardrobe with sliding doors with recess ceiling spotlights above.

Bedroom One, En-Suite

Luxury en-suite with new sanitary wear, tiling, etc complete with large walk-in full width double shower with fully tiled walls and rain shower head plus standard style head, wide wash hand-basin with double drawers beneath, adjacent W.C., full width mirror fronted cabinets, extractor fan, chrome radiator/towel rail combo, part tiled walls, tiled floor and window to rear.

Bedroom Two

11'0" x 10'4" (3.35m x 3.15m)

Windows to rear with lovely views over fields, double doors to built in wardrobes with shelves and hanging storage space, door to large additional shelved cupboard and radiator.

Bedroom Two, En-Suite

New replacement suite comprising double walk in shower cubicle with double headed shower and fully tiled walls, contrasting fully tiled walls to remainder of the en-suite plus tiled flooring, wash hand-basin, W.C., recess ceiling spotlights and window to rear.

Bedroom Three

15'7" x 9'8" (4.75m x 2.95m)

Double door to built in wardrobe, two radiators, two windows to front. This room was previously two smaller bedrooms and has been professionally opened up to make the one larger room. With two windows and two radiators this could easily be returned to two smaller bedrooms if required.

Bedroom Four

10'6" x 9'0" (3.20m x 2.74m)

Radiator, double doors to built in wardrobes and window to front.

Family Bathroom

7'9" x 5'10" (2.36m x 1.78m)

New replacement suite comprising bath with double headed shower over and screen, contemporary style tiling to bath and shower area, contrasting tiling to remainder of the bathroom and tiled floor, wash hand-basin, W.C., heated towel rail, extractor fan, ceiling spotlights and window to side.

Double Garage

19'8" x 15'10" (5.99m x 4.83m)

Detached double garage with twin up and over doors and pitched roof, supplied with power and light. The garage also houses the oil fired central heating boiler, with boarded eaves storage space and a personal door.

Rear Garden

One of the delights of this property is this lovely fully enclosed rear garden being very neatly laid to lawn with extremely well stocked flower and shrub borders on three sides with a wealth of established shrubs, trees and plants. There is a large side area to one side and on the other side is a spacious south westerly facing patio area which is a real sheltered sun trap. Access to the front garden is obtained via a lockable wooden gate. The rear garden is fully enclosed by panel fencing, one side has recently been replaced, making it ideal for anyone with young children or dogs, etc and is totally unoverlooked from the rear.

Henley Village

The community hall itself has a pre school, play area and football pitch. There are buses every two hours in one direction to Debenham going via Hemingstone and Crowfield and in the other direction is to Ipswich.

Access to the A14 at Claydon is less than a ten minute drive away. There is a thriving operational village church which has events and services. Henley itself is surrounded by delightful countryside. There is also a very good garage in the village and a primary school plus buses to both the catchment of Debenham and Claydon high schools.

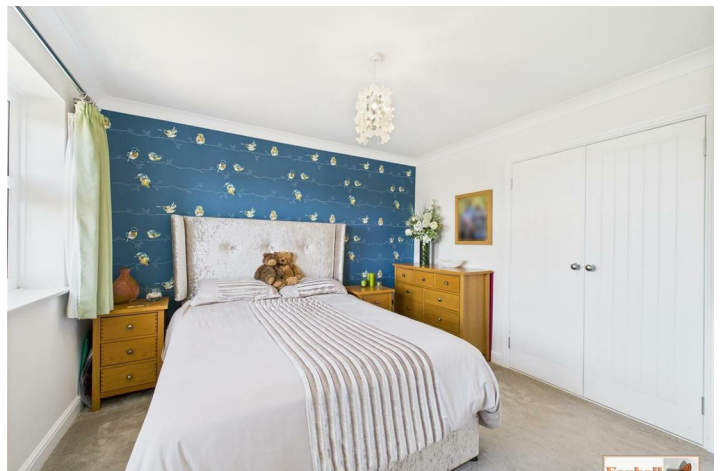
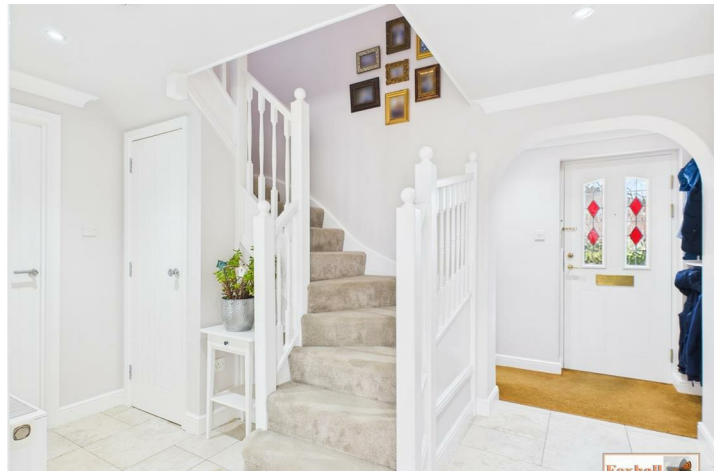
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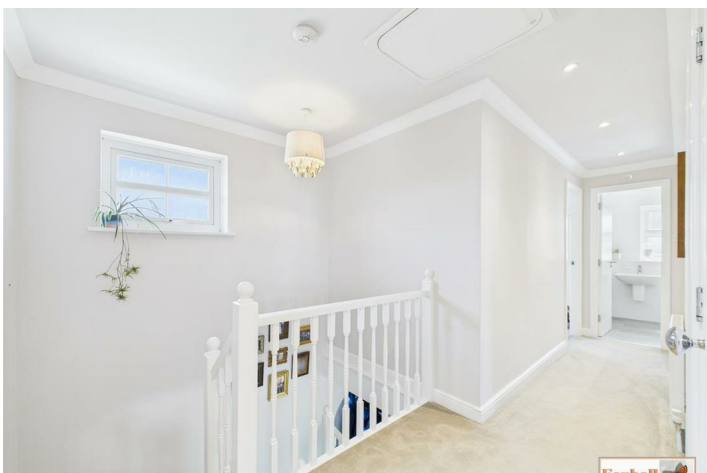
Tenure - Freehold

Council Tax Band - F













Road Map



Hybrid Map



Terrain Map



Floor Plan



Approximate total area[®]
2331 ft²
216.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Floor 0

Garage: 15'00" x 19'08" (4.84 x 6.00 m)

Utility Room: 7'5" x 11'0" (2.29 x 3.35 m)

Kitchen/Open Plan Sitting/Dining Room: 18'11" x 20'11" (5.79 x 6.21 m)

Lounge: 15'0" x 15'0" (4.74 x 4.58 m)

Dining Room: 12'1" x 12'4" (3.69 x 3.78 m)

Hallway: 6'9" x 12'3" (2.06 x 3.79 m)

Office/Study: 8'9" x 8'3" (2.69 x 2.53 m)

WC

Floor 1

En-suite

Bedroom One: 11'11" x 12'3" (3.60 x 3.73 m)

En-suite

Bedroom Two: 10'4" x 11'0" (3.17 x 3.37 m)

Family Bathroom

Landing: 10'6" x 6'5" (3.20 x 1.96 m)

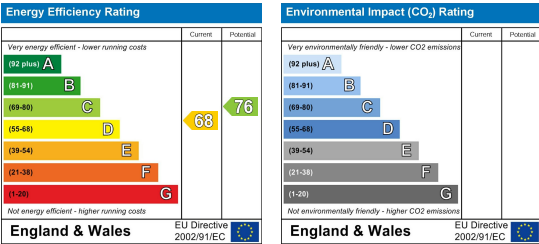
Bedroom Four: 9'0" x 10'0" (2.75 x 3.20 m)

Bedroom Three: 10'7" x 9'8" (3.27 x 2.95 m)

Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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