



Hollies Farm Bucklesham Road, Foxhall
Ipswich

Guide Price **£800,000**



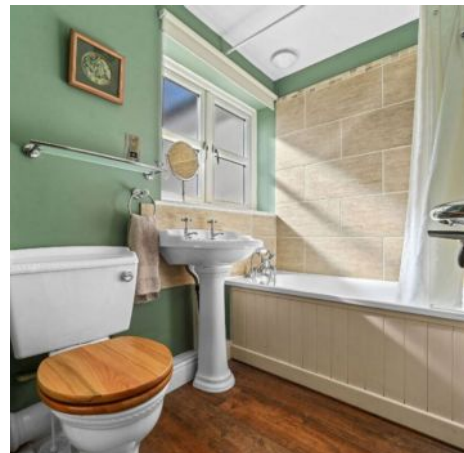
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Foxhall, Ipswich

Hollies Farm – a distinguished Edwardian residence in a Picturesque Setting

A rare opportunity to acquire Hollies Farm, a handsome and spacious four/ five-bedroom Edwardian home, elegantly positioned on the outskirts of Ipswich in the sought-after parish of Foxhall. Offering a seamless blend of period charm and modern convenience, this impressive red brick residence is set within approximately 0.75 acres of beautifully maintained gardens, backing onto open fields for a peaceful rural ambiance.

Dating from the early 20th century, the property retains its classic Edwardian character, featuring high ceilings, Upvc sash windows, ornate fireplaces, and a striking reception hall with a chequered tile floor. Thoughtfully extended and updated, it now provides over 3,420 sq. ft. of well-laid-out accommodation, benefiting from recent replacement glazing and a mains gas central heating system with a respectable EPC rating of D.



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The ground floor showcases a grand entrance hall leading to two elegant reception rooms, including a versatile study and a sitting room with south-facing French doors opening onto a sun-drenched garden terrace. The heart of the home is the impressive open-plan kitchen, dining, and family area, featuring a bespoke fitted kitchen with a generous island, Italian marble worktops, and a charming seating area centered around a large inglenook fireplace with a gas log burner-style stove. Flooded with natural light from a full-height window and French doors to the courtyard terrace, this space is perfectly suited for both relaxed family living and entertaining. A spacious utility room, two cloakrooms, and a ground-floor fifth bedroom (currently used as a study) complete the layout.

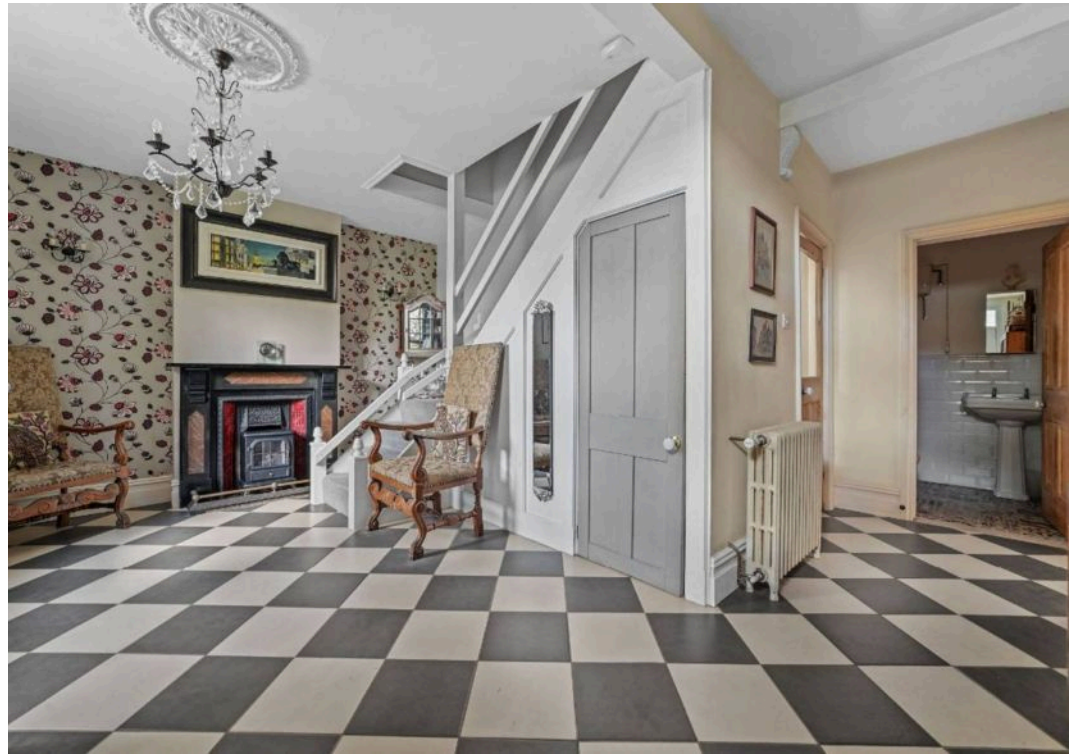
On the first floor, the principal bedroom enjoys a Juliette balcony, offering panoramic views over the gardens and countryside beyond. Three further double bedrooms, all beautifully proportioned, and a family bathroom with a bath and overhead shower complete the accommodation.

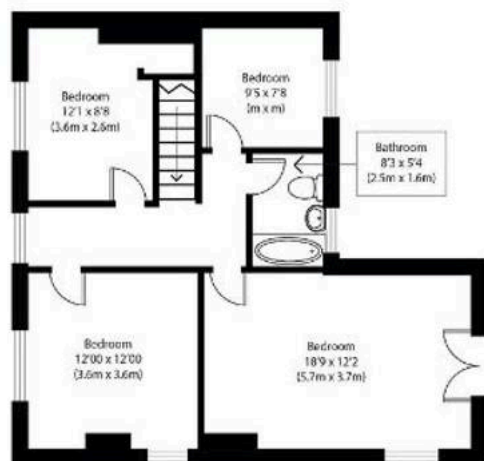
Beyond the main living areas, a separate service wing offers an array of storerooms and workshops, presenting exciting potential for an annexe conversion or additional income. A double garage and ample off-road parking are accessed via a five-bar wooden gate leading onto a shingled driveway.

Gardens & Grounds

The expansive gardens surround the house, with a combination of mature trees, landscaped lawns, and sun terraces, creating a perfect balance of formal and natural spaces. The south-facing aspect ensures plenty of sunlight throughout the day, while open boundaries provide an uninterrupted rural outlook. Buyers also have the option to enclose the grounds for enhanced privacy if desired.







First Floor



Ground Floor

Approximate Gross Internal Area
3420 sq ft (318 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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