



Boyton House, 16 Ipswich Road  
Norwich, NR2 2LX

**BROWN & CO**







## Boyton House, 16 Ipswich Road, Norwich, NR2 2LX

A handsome five/six-bedroom family home set back from the road with garaging, outbuildings, tennis court and grounds of an acre, in the most desirable of positions on the prestigious Town Close estate.

£1,950,000



### DESCRIPTION

Boyton House is a most attractive five/six-bedroom family home occupying one of the finest positions on the prestigious Town Close Estate. The house dates to Victorian times with later additions, being constructed of gault brick elevations under a slate roof and enjoys a striking facade, particularly at the rear with the two principal French doors being prominent features of the house.

Much of the charm of the whole rests in the position, which is delightful, being well screened and set back from the road. The house stands centrally within its plot and is surrounded by the beautifully tended gardens and tennis court which was an outstanding addition by the current owners. The whole will be of great interest to buyers keen to establish themselves in what is considered to be the finest location in Norwich, and an increasingly rare offering having not been on the open market in over 39 years.

The house is approached from the side accessed via an attractive porch with front door having original door surrounds. The entrance hall is a welcoming space and sets the tone for the house with its flagstone flooring, excellent ceiling heights and dramatic floor to ceiling built-in mirror. The hall provides access to the principal ground floor rooms which include a fine drawing room with sash windows and marble surround fireplace and the dining room which also includes an attractive fireplace. Both rooms enjoy access and enchanting views over the gardens from the French

doors. The sitting room and kitchen are approached from the hall, and the kitchen links beautifully with the dining room, having access out to the tennis court and terrace. Ancillary to the house are a laundry room/utility, cloakroom and boot room/workshop which occupy the western wing on the ground floor.

On the first floor, the landing enjoys access to the extensive bedroom accommodation and family bathroom. Of particular note, is the principal bedroom suite with its delightful dual aspect views over the extensive gardens with dressing room/bedroom 4 and en-suite. The guest bedroom is equally as attractive, once again dual aspect and with an en-suite, whilst the remaining rooms are all comfortable double rooms and are light and airy.

The property is set back from the road enjoying an unrivalled level of privacy and set in a beautiful mature garden with a wealth of fine trees, shrubs and plants, which include a fine copper beech tree. A grand shingled entrance drive sweeps up to the front of the property with a large parking and turning area. The boundaries are clearly marked by either various shrubs and young trees, a wall or fencing.

The principal rooms overlook a wide manicured lawn and the herbaceous garden, and the property benefits from a shared private back drive off Town Close Road. There are a number of outbuildings which include two garages and large workshop together with additional smaller buildings used for general storage

purposes, all being constructed of brick under pitched pantile roofs. The tennis court is a super component of the whole and is beautifully screened by the boundary wall.

The gardens and grounds in all extend to 1.09 acres (stms).

Services – Mains water, mains electricity, mains gas central heating and mains drainage. There are solar panels on the roof which are owned by the vendors. More details of their performance can be acquired through the selling agents, Brown&Co LLP.

Local authority – Norwich City Council. Council tax band – H

### LOCATION

Boyton House is situated within walking distance of the centre of Norwich, being situated in one of the prime residential areas of the city in a semi-rural setting. There are local shopping and transport facilities nearby in Unthank Road and schools are within walking distance, including Town Close and Norwich High School for Girls. There are sports facilities in Lime Tree Road. The inner link road is close by and there is easy access to the A11 trunk road and Norwich southern bypass as well. 16 Ipswich Road lies in a super location on the Town Close Estate, this handsome property is best approached from Ipswich Road but can also be accessed at the rear off Town Close Road via a shared private drive serving a small number of properties. Much of the charm and appeal of this property rests upon the unspoilt surroundings.







## DIRECTIONS

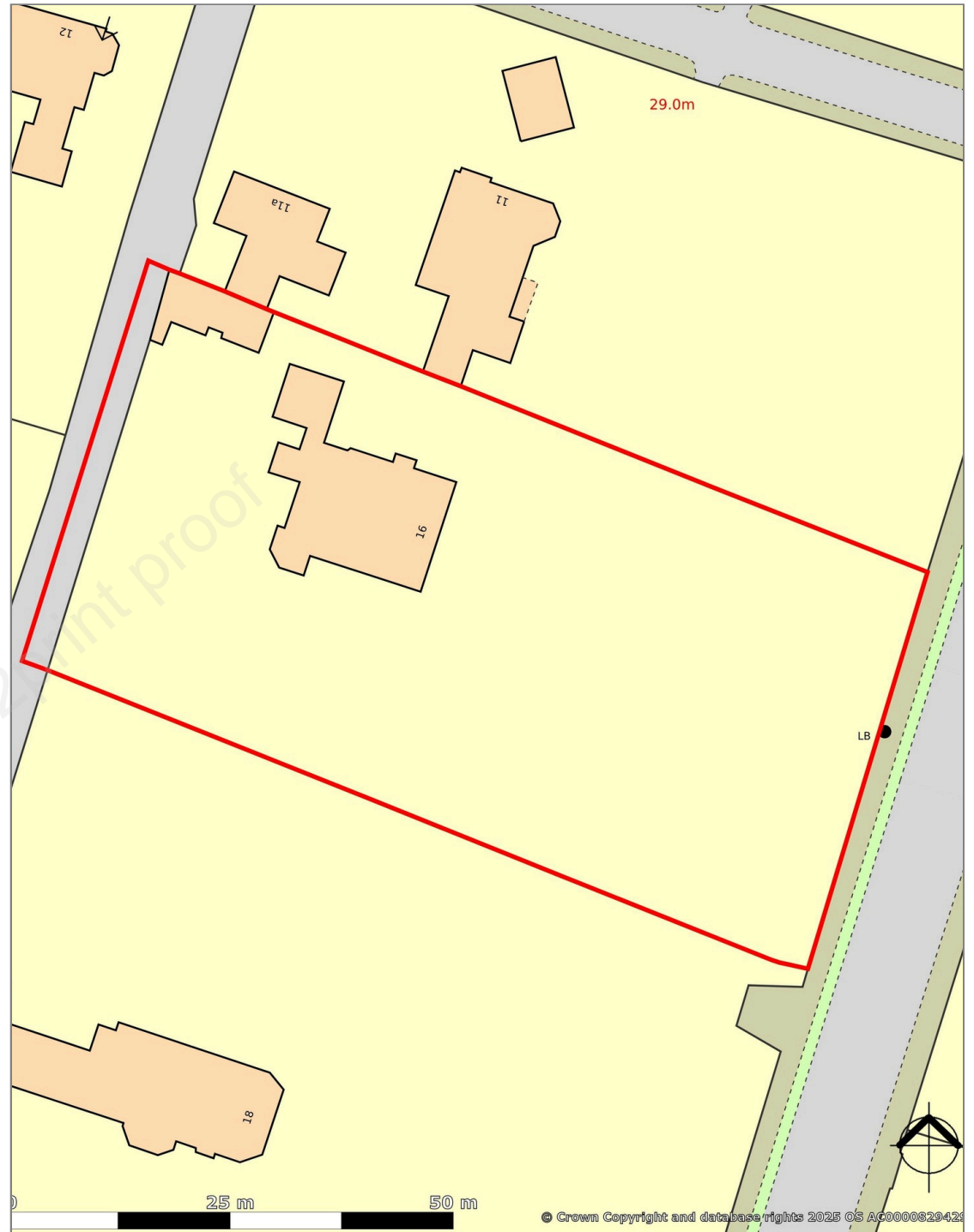
Head away from Norwich along the Ipswich Road, and the property is located on the right-hand side almost directly opposite the turning for Cecil Road. If approached from the rear continue out of Norwich on Ipswich Road and turn right into Town Close Road, approximately 100 yards on your left is a shingled drive which leads to no.16 on the left-hand side. As mentioned, the property is best approached from the Ipswich Road.

## AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment  
through the selling agents' Norwich Office.  
Tel: 01603 629871

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





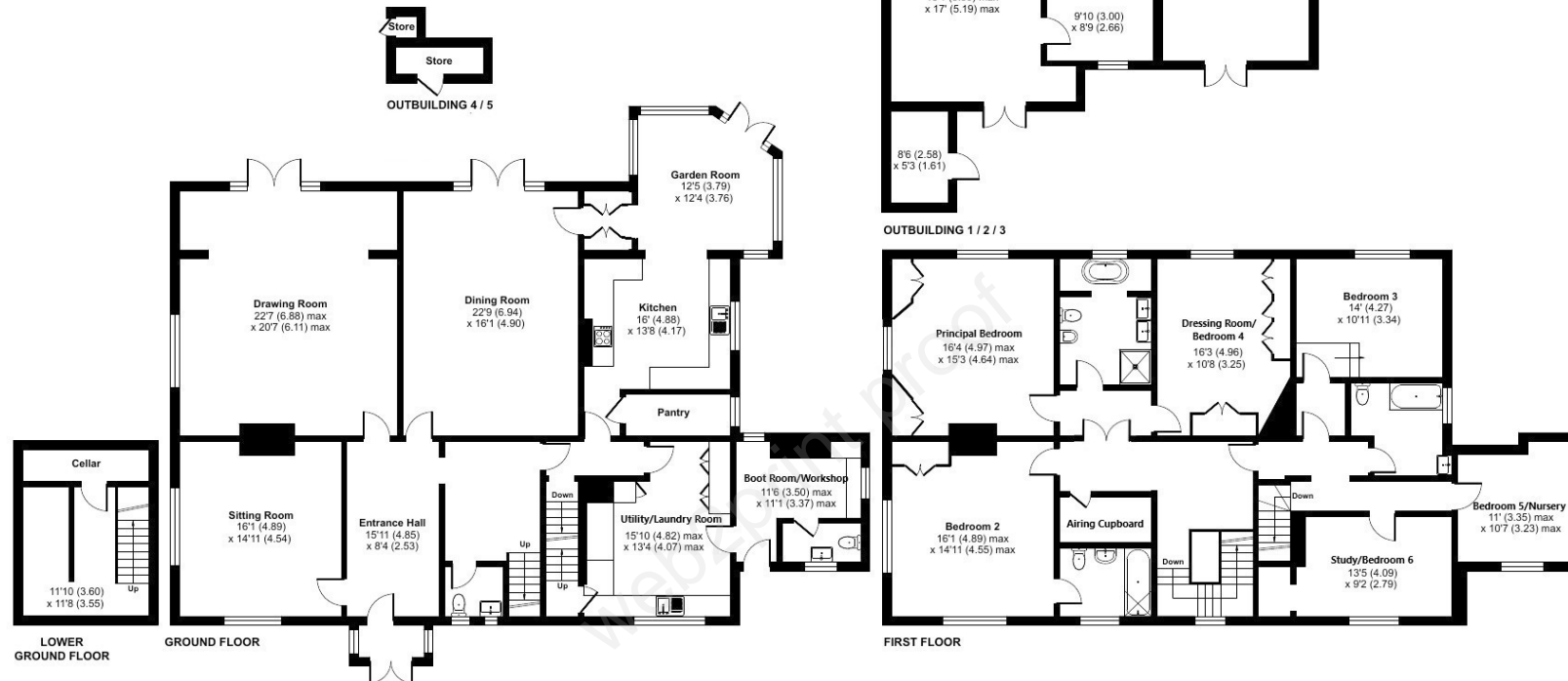
# Ipswich Road, Norwich, NR2

Approximate Area = 4197 sq ft / 389.9 sq m

Outbuildings = 669 sq ft / 62.1 sq m

Total = 4866 sq ft / 452 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Brown & Co. REF: 1278215

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**Brown&Co**

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E [norwich@brown-co.com](mailto:norwich@brown-co.com)

**BROWN & CO**

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