

*A handsome six bedroom house  
standing in a wonderful position  
within the parish of Rushmere St  
Andrew, just to the north of Ipswich.*

Guide Price  
£900,000 Freehold  
Ref: P6645/C

Rushmere Villa Farm  
Tuddenham Lane  
Rushmere St Andrew  
Ipswich  
Suffolk IP5 1DT



Reception hall, drawing room, sitting room, cloakroom, kitchen/  
breakfast room, utility room, dining room, study and cellar.  
Six bedrooms, bathroom, shower room and dressing room.  
Attractive grounds of 1.8 acres with outbuildings.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200  
F: 01728 724667

And The London Office  
40 St James' Place  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)



## Location

Rushmere Villa Farm is situated in a particularly special location within the parish of Rushmere St Andrew. It benefits from the best of both worlds being in a lovely rural spot, yet within minutes of Ipswich and all it has to offer. The property is located on a small country lane from which are ample cycle routes and footpaths including a pretty path which leads all the way to Tuddenham with its popular public house, The Fountain. For sports enthusiasts, within a short distance of Ipswich's two rugby clubs, as well as several golf clubs. Ipswich itself offers a wide assortment of national and local shops as well as pubs and restaurants. The train station has regular services to London's Liverpool Street Station taking just over the hour. From the property there is easy access to all the county has to offer with Woodbridge being 7 miles and the coast with destinations such as Aldeburgh being 23 miles.

## Description

Rushmere Villa Farm is a most attractive house which is believed to date from the 1840s. It was later extended in the 1880s creating the highly impressive frontage of classic white brick. The house itself has the advantage of period features but the benefit of not being listed. The barn immediately to the rear of the house is individually Grade II Listed. Internally, the dwelling offers particularly spacious, well proportioned accommodation over two storeys. On the ground floor is a reception hall, drawing room, sitting room, inner hallway, cloakroom, kitchen/breakfast room, utility room, dining room, study and boot room. In addition is a cellar. On the first floor are six bedrooms along with a jack and jill bathroom, a large shower room and a dressing room which some may use as a seventh bedroom. The house stands in wonderful, mature grounds of 1.8 acres.



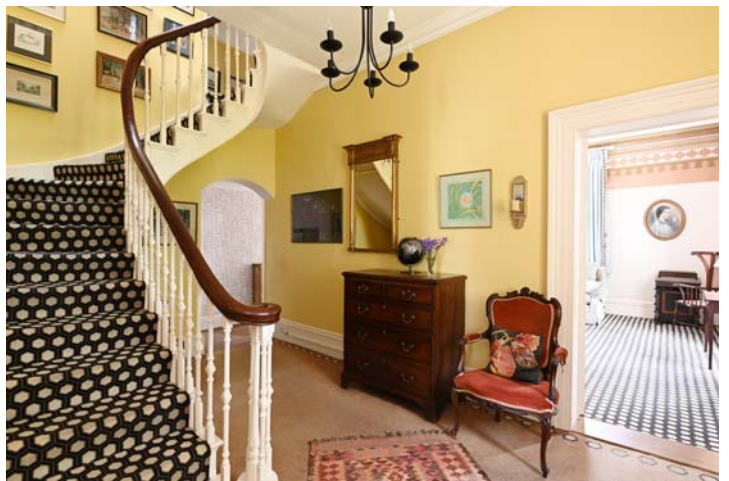
## The Accommodation

### *The House*

A porch leads to a partially glazed front door which is turn leads to the

### *Reception Hall*

Elegant principal staircase to the first floor landing. Radiators. An archway leads to the Inner Hallway and doors lead off to the Sitting Room and



### *Drawing Room* 18' x 16' (5.49m x 4.88m)

South facing sash window and west facing bay window with window seat along with original vertical sliding box shutters. Fireplace with marble surround. Fitted bookshelves. Radiators and wall light points.





*Sitting Room* 16' x 16' (4.88m x 4.88m)

South and east facing sash windows. Original vertical sliding concealed box shutters. Radiator. Fireplace with marble surround. Shelved alcoves one with panelled folding screen.



*Inner Hallway* with radiator and door to secondary staircase to the first floor. Partial glazed side door flanked on both sides by windows to the driveway. Doors lead off to the

*Cloakroom*

Divided into two sections, providing WC and hand wash basin. East facing windows with obscured glazing. Radiator.

*Kitchen/Breakfast Room* 23' x 15' (7.01m x 4.57m)

North and east facing sash windows to the rear and side of the property. Radiators. The kitchen area is fitted with a range of low-level wall units and a oil fired Aga. An open doorway leads to the



*Utility Room* 16' x 9'11 (4.88m x 3.02m)

North facing window to the rear garden. Radiator. High and low-level wall units with space and plumbing for a dishwasher, washing machine, fridge freezer. Electric oven with hob above. Shelved pantry cupboard. Hatch to dining room. Work surface with double stainless-steel sink, mixer tap and drinking water tap. Water softener. Door to

*Boot Room*

Of timber construction with fitted bench and door to the exterior.

From the Inner Hallway further doors lead to the

*Dining Room* 16' x 14' (4.88m x 4.27m)

West facing sash window. Cast iron fireplace with marble surround. Radiators. Door to



*Study* 14' x 10' (4.27m 3.05m)

South facing French doors to the garden.



From the Inner Hallway stairs lead down to the

*Cellar* 14' x 12' (4.27m x 3.66m) With a ceiling height of approximately 5'11"  
Fitted shelving and window.

From the Reception Hall the principal staircase leads up to the

## **First Floor landings**

### *Landing 1*

With built-in cupboard. Skylight. Radiator. Doors to three bedrooms.

### *Bedroom 1* 16' x 16' (4.88m x 4.88m)

South and east facing sash windows. Radiator. Fitted wardrobes with cupboard above. Door opens to stairs that lead down to



### *Jack and Jill Bathroom*

Comprising bath, hand wash basin and WC. Radiator. East facing sash windows. Door to Landing 2.

### *Bedroom 2* 16' x 14' (4.88m x 4.27m)

South and west facing sash windows overlooking the garden. Radiator. Hand wash basin. Fitted wardrobes.

### *Bedroom 3* 13'7 x 8'2 (4.14m x 2.49m)

South facing sash window overlooking the front garden. Radiator

From Landing 1 an open doorway leads to

**Bedroom Two**



*Landing 2*

With hatch to roof space. Radiator. Secondary staircase down to the ground floor Inner Hallway. Built in airing cupboard with hot water cylinder and shelving. Doors lead to the further bedrooms, the jack and jill bathroom and to the

*Shower Room*

Modern shower unit with electric shower, hand wash basin set within a Victorian vanity unit. WC and bidet. East facing sash window. Radiator. Fitted cupboards with slatted shelving.

*Bedroom 4* 15'5 x 13'7 (4.70m x 4.14m)

North facing windows to the rear of the property. Radiator, hand wash basin, fitted wardrobe with hanging rail.





*Bedroom 5* 14' x 12'7" (4.27m x 3.84m)

West facing sash window overlooking the garden. Radiator. Built in wardrobe and cupboard with shelving and basin.

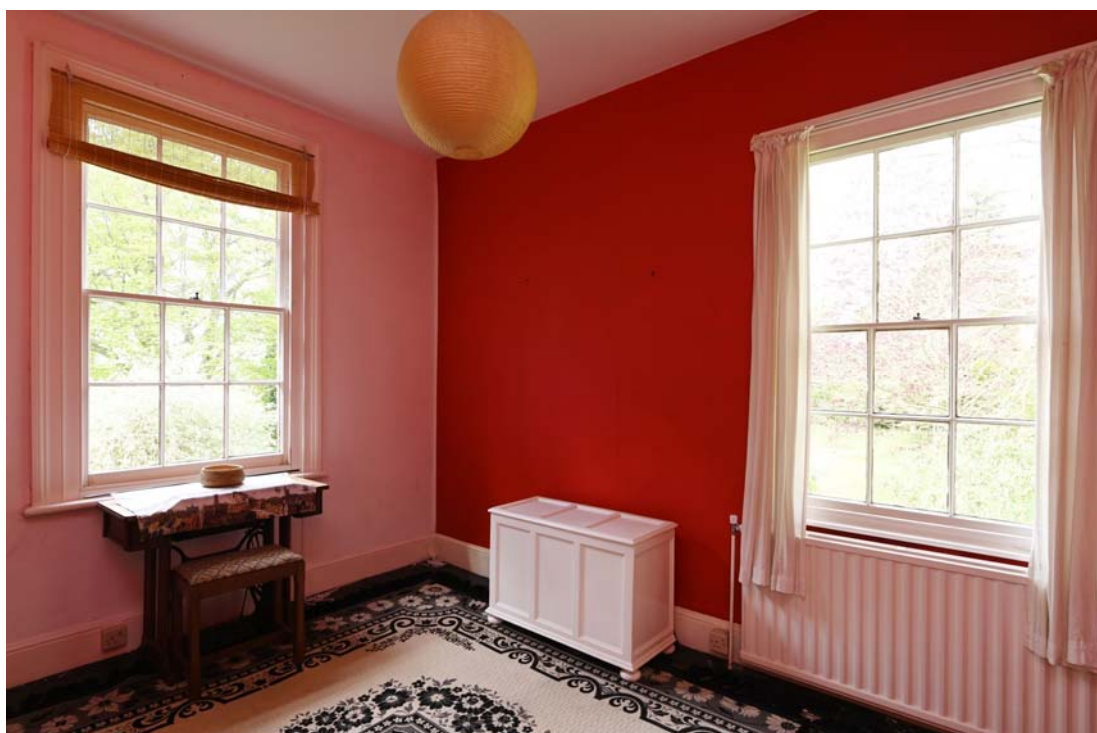
*Bedroom 6* 16'2" x 10' (4.93m x 3.05m)

Sash window to the north overlooking the rear garden with fields beyond. Radiator. Fitted cupboard with hand wash basin, hanging rail and cupboard above. Door opens to



*Dressing Room/Bedroom 7* 13'7" x 10'3" (4.14m x 3.12m)

South and west facing sash windows overlooking the garden. Radiator. Fitted wardrobe with hanging rail and fitted desk.





## The Outside

A gateway leads from the small lane onto a shingle drive and to parking. The main gardens lie to the north, south and west of the house and whilst laid to lawn, also contain an assortment of mature trees including nut and fruit trees, ponds and wild areas that have numerous bulbs providing an abundance of spring colour. In addition, there is a terrace of maltings floor tiles abutting the front and side of the property which leads to a pergola with grape vines and climbers. To the rear of the house is a historic timber framed former 16th century hall house/barn that is individually Grade II Listed. Internally this measures approximately 18' x 17' and is home to a former fireplace with copper as well as the oil fired boiler serving the house. An adjoining room measures 17' x 17'. Adjacent to the barn is a more modern garage in a traditional style with a brick and block plinth and of timber framed construction which measures 17' x 17'. There is a store above. In all, the grounds extend to 1.8 acres.

## Survey

In October 2020 the vendors commissioned a survey to be prepared by James Aldridge Chartered Surveyors. A copy of the survey is available from the agents by email. Whilst interested parties/the buyer can rely on the survey, it specifically states that 'if there is any substantial delay in completing the purchase of the property then they will need to carry out a re-inspection, a reinspection fee will apply'. Therefore, we would recommend that interested parties/the buyer commissions James Aldridge to undertake an updated inspection if they so require.







Site Plan





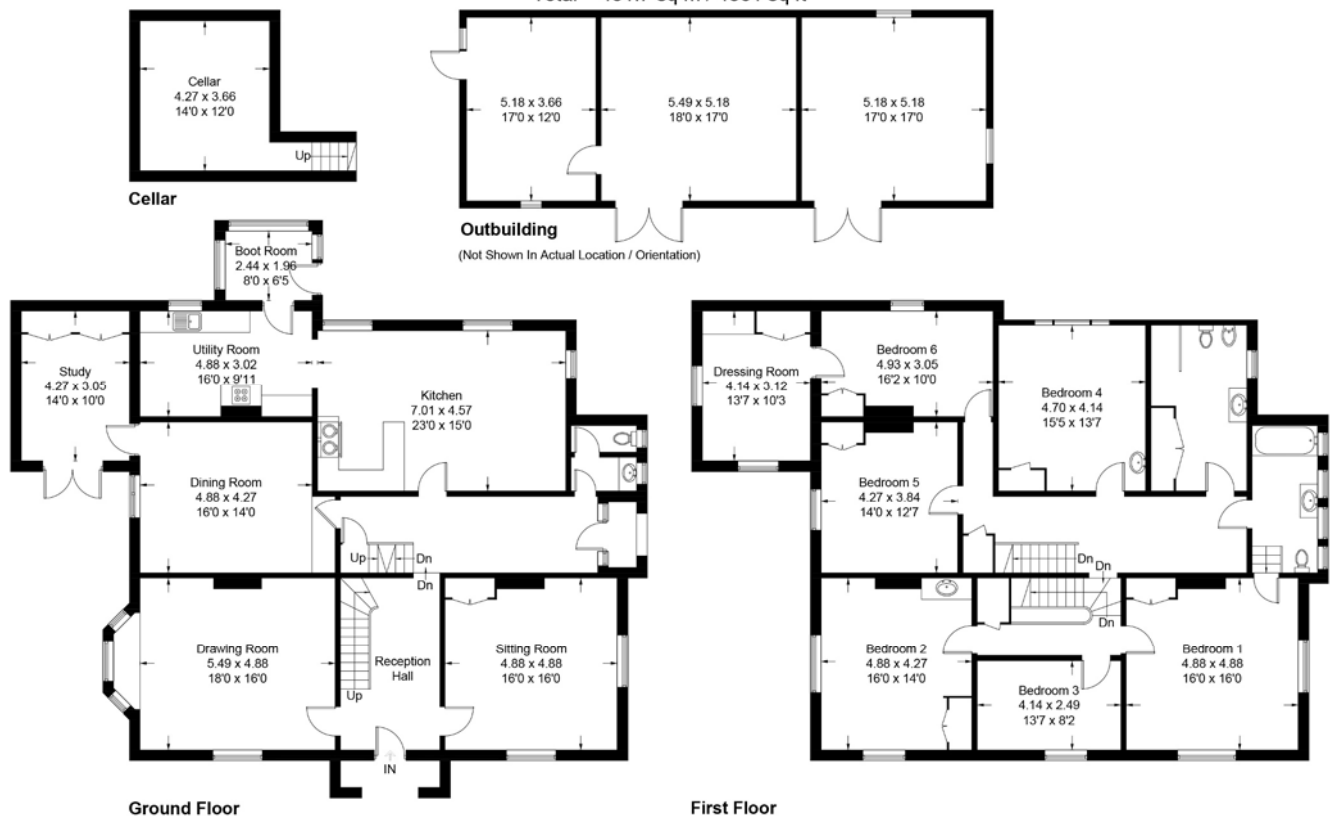
## Rushmere Villa Farm

Approximate Gross Internal Area = 358 sq m / 3853 sq ft

Cellar = 17.5 sq m / 188 sq ft

Outbuilding = 76.2 sq m / 820 sq ft

Total = 451.7 sq m / 4861 sq ft



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent. Please follow current Covid-19 government guidelines.

**Services** Mains water and electricity. Oil fired central heating system. Private drainage system. The house will require general updating, including the sewage system which will require updating to a modern unit.

**Council Tax** Band G; £3,089.60 payable per annum 2020/2021

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

**EPC Rating** = E Copy available on request by email.

### NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. The sale is subject to probate being granted. The probate application has been made.

May 2021





## Directions

From the centre of Ipswich proceed north on the B1077 passing Christchurch Park on the right. At the roundabout turn right and proceed straight over the next roundabout taking the next road on the left. Proceed past the school and at the next T-junction turn right onto Humber Doucy Lane and then left onto Seven Cottages Lane. Proceed along the lane where Rushmere Villa Farm will be found directly in front of you.



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