



**Ringshall House**  
**Ringshall**  
**Suffolk**

**DAVID**  
**BURR**







# Ringshall House, Offton Road, Ringshall, IP14 2JD

Ringshall is a peaceful village located approximately four miles south of Stowmarket and 13 miles northwest of Ipswich. The village is surrounded by beautiful Suffolk countryside, offering a tranquil setting for residents. Local amenities include a village hall that hosts various community events. The nearby towns of Needham Market and Stowmarket provide additional shopping, dining, and transport options, including rail links to London and beyond.

Tucked away up a quiet country lane, ideal for walking, cycling and riding, this fine Georgian home presents a picture-perfect frontage: symmetrical, gault brick with sash windows, framed by estate railings and a sweeping lawn. But as is often the case with houses of this era, the façade tells only part of the story. Behind its formal frontage lies a deeper, more layered history, with an extended rear wing that doubles the footprint and offers a wealth of character features.

## A stunning Grade II listed Georgian residence showcasing an impressive façade, rich period character and refined modern comfort.

### Key features

- Grade II Listed Georgian home with striking frontage
- Six bedrooms, dressing room and three bath/shower rooms
- Three reception rooms plus a versatile studio
- Kitchen with pantry and separate utility room
- Beautiful gardens extending to nearly 3 acres
- Double garage and ample parking
- Accommodation extending to over 4,000 sq. ft.

### Character at Every Turn

Step inside via the impressive double-height porch, crowned with limestone ball finials, and you're immediately greeted with a sense of grandeur. Either side of the entrance hall, two generous reception rooms capture natural light through tall sash windows.

The right-hand sitting room has a more formal air, with a Jacobean-style brick fireplace and intricately carved ceiling beams embellished with fleur-de-lys and

Tudor roses. Opposite, the left-hand sitting room feels more relaxed, centred on an inglenook fireplace with woodburning stove and a carved staircase rising to the first floor.

### Everyday Living

The kitchen blends history with contemporary flair. Oak beams and a traditional fireplace housing an Everhot range meet smooth stone flooring, sleek cabinetry and a large island for entertaining. Light pours in from full-height windows and glazed doors opening onto the terrace. A walk-in pantry adds practical storage, while the adjoining dining room – with polished boards and another woodburner – provides the perfect setting for lively family suppers or formal gatherings.

A well-appointed utility room and a bright studio/home office complete the ground floor, with access through to the double garage.

### Bedrooms and Bathrooms

Upstairs, two substantial bedrooms occupy the front of the house, each with fireplaces and polished floorboards, sharing a handsome panelled bathroom with a roll-top bath. One benefits from a dressing room, suggesting its role as the principal suite. Further bedrooms are arranged across the first and second floors, including charming attic rooms beneath the eaves. Bathrooms are beautifully finished, with Carrara marble in the shower room adding a touch of elegance.

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## Gardens and Grounds

The setting is as impressive as the house itself. Nearly three acres of grounds are bordered by mature trees and open farmland, offering privacy and space. Expansive lawns, meadows, and a tree-lined avenue create variety, while raised beds and a large sun terrace provide opportunities for gardening and outdoor entertaining. With multiple parking areas and a double garage, the practicalities are as well catered for as the lifestyle.

**SERVICES:** Mains water & electrics. Private drainage system and oil fired central heating.

**NOTE:** None of these services have been tested by the agent.

**EPC:** Not required.

**LOCAL AUTHORITY:** Mid Suffolk District Council – G

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



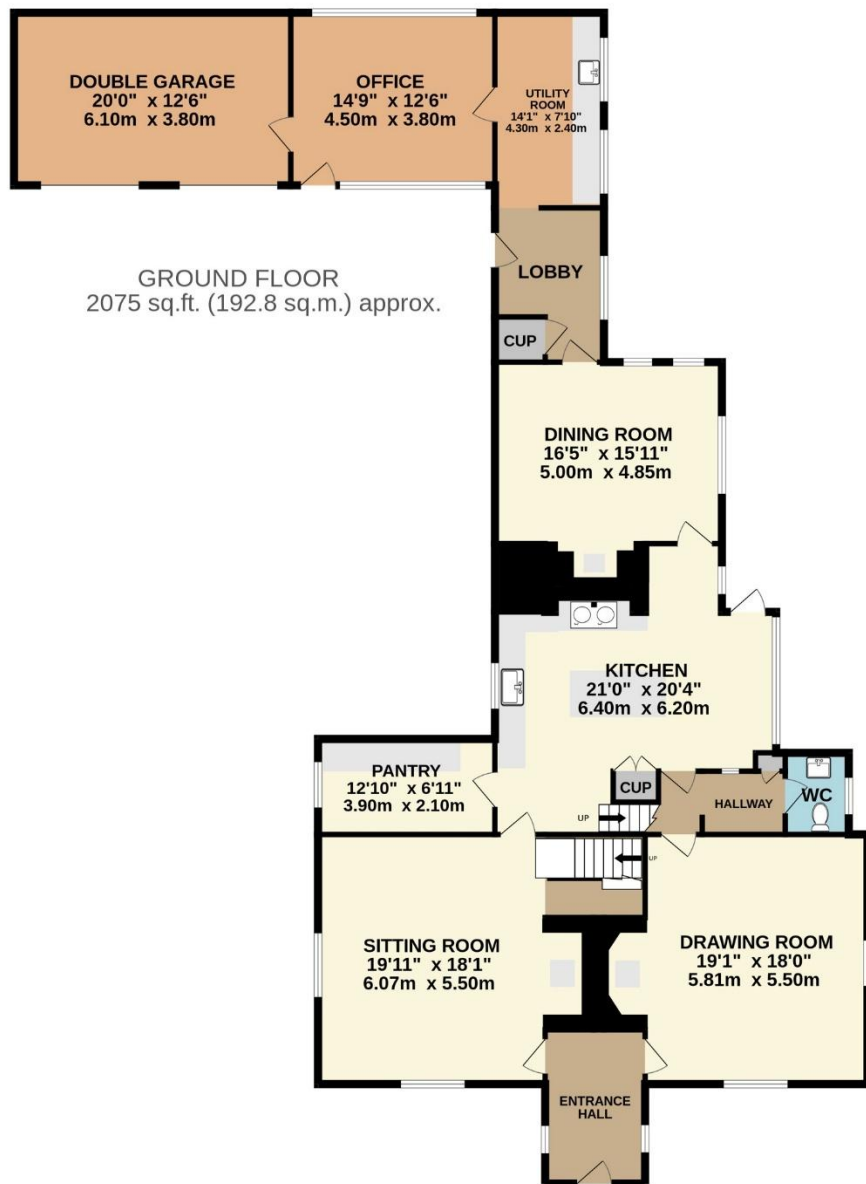




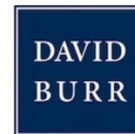




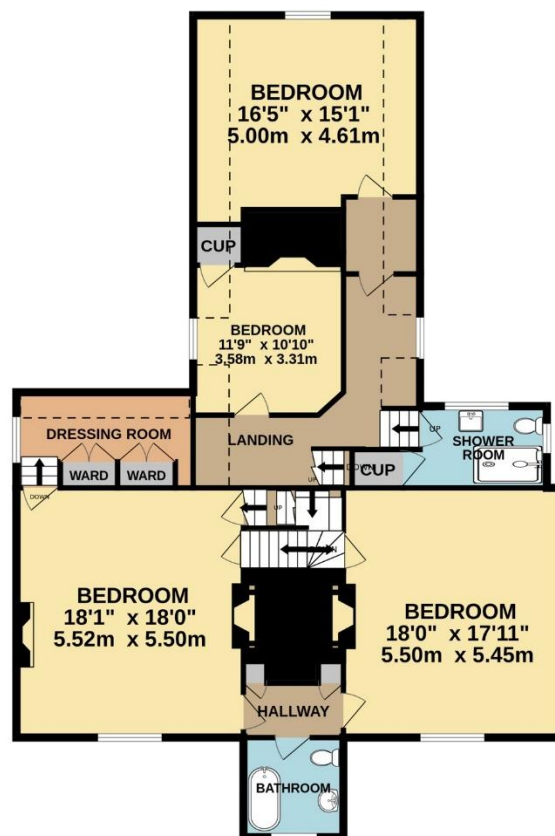




**TOTAL FLOOR AREA (approx.)**  
Accommodation: 3862 sq.ft (358.8 sq.m) - Garage: 250 sq.ft (23.2 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced for David Burr Estate Agent.



**1ST FLOOR**  
1375 sq.ft. (127.8 sq.m.) approx.



**2ND FLOOR**  
640 sq.ft. (59.4 sq.m.) approx.

