



The Grove
117 Papermill Lane| Ipswich| IP8 4BU

Regency Grandeur



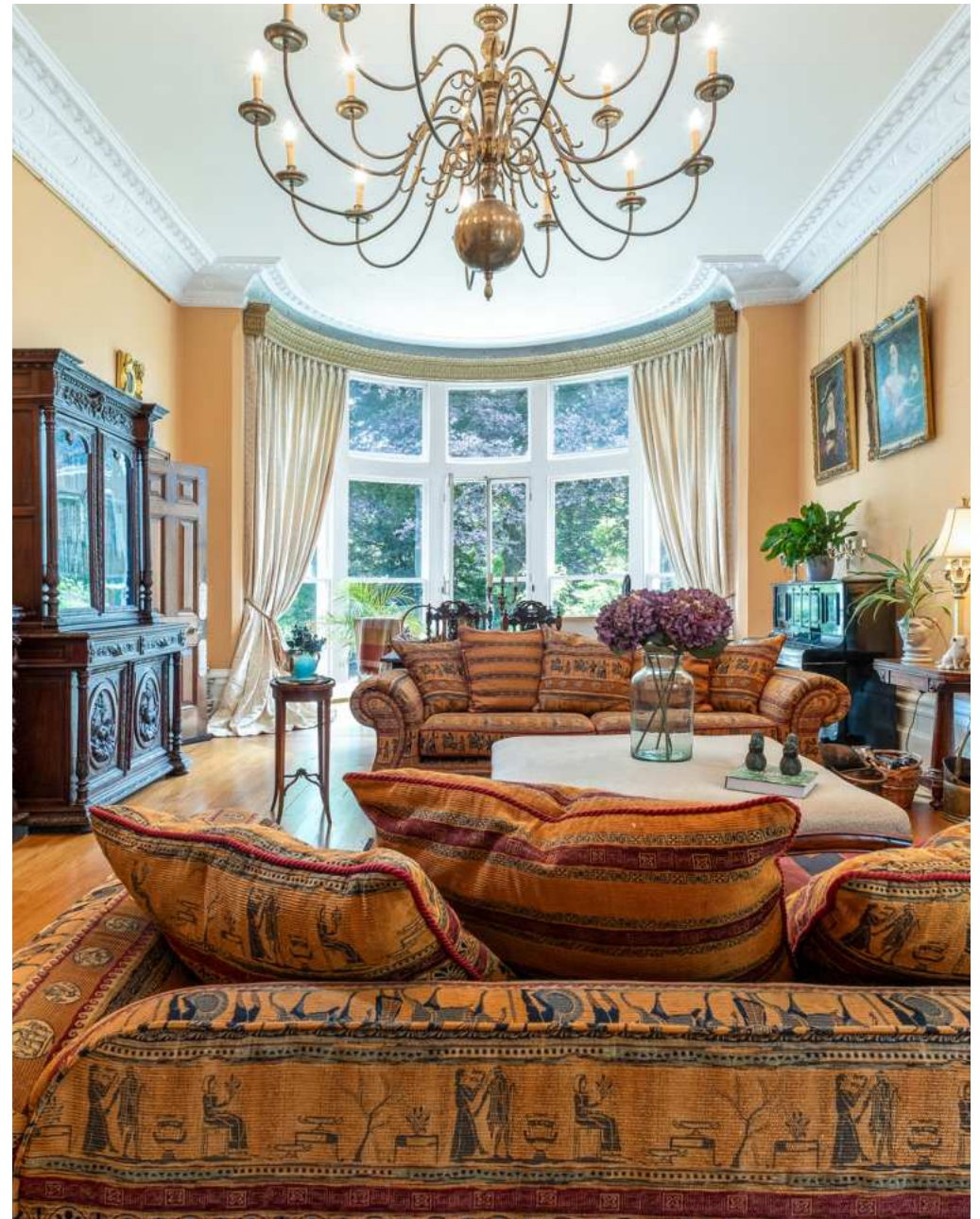
This stunning GRADE II Listed, 4/5 bedroomed Regency (circa 1825) semi - detached family home is set 0.75 acre plot and whilst has the atmosphere of sophistication and elegance is yet an inviting and warm home with an enchanting garden. It has been well maintained, is ready to move into with no onward chain and with Ipswich Town just three miles away for amenities, this will be an easy move.



KEY FEATURES

- Stunning GRADE II Listed Georgian home
- High Ceilings
- Generous Room Sizes
- 0.75 Acre Gardens
- Magnificent Sitting Room
- Beautiful period details
- Parking For Several Cars
- Unique Building
- No Onward Chain

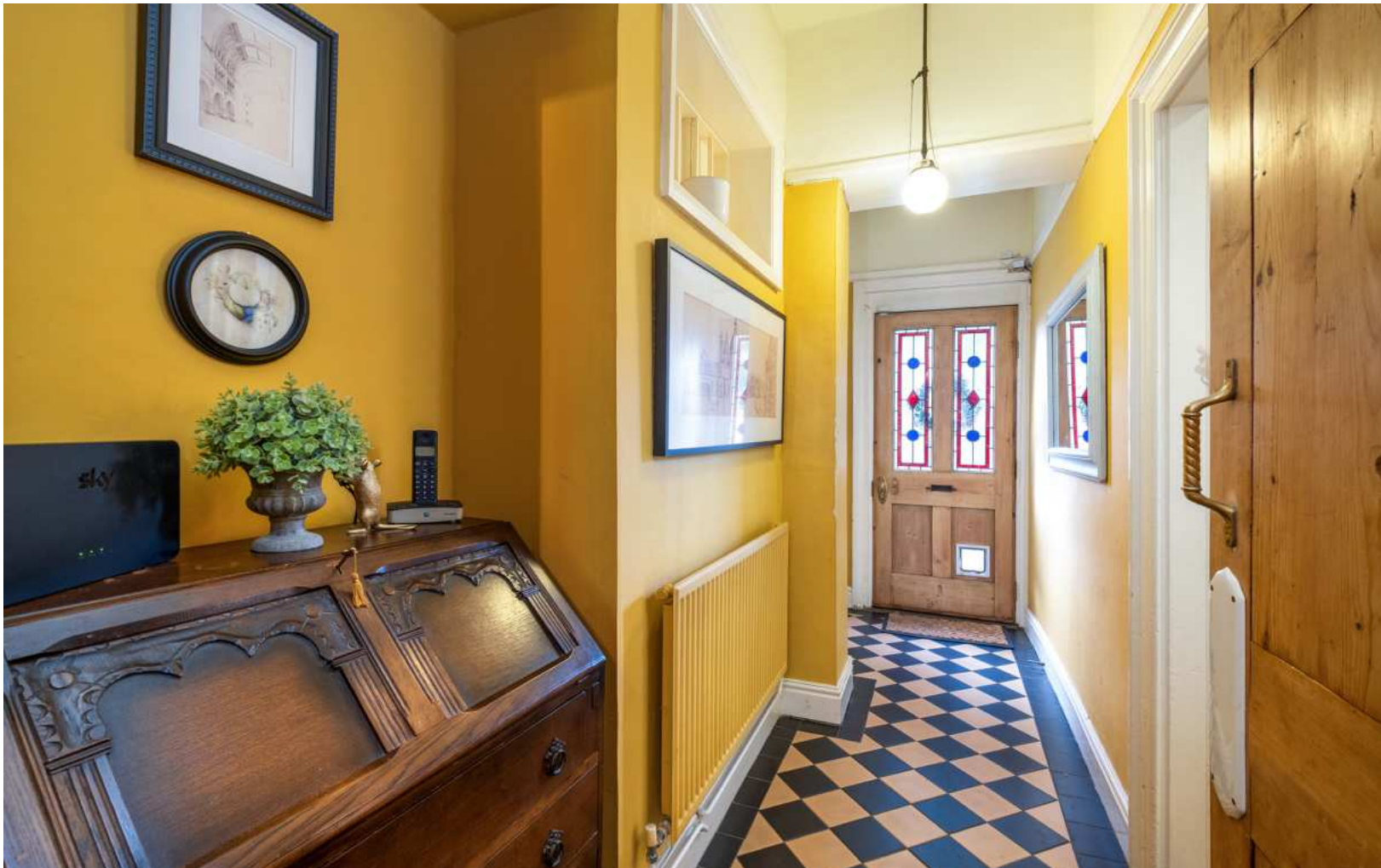
The current owners fell in love with this home as soon as they saw it. A former residence of Sir Edward Packard, the well-proportioned Georgian rooms, the later Victorian stunning ballroom and principal bedroom and the positively magical grounds allowed them to bring up their children in an idyllic village situation yet with urban accessibility close to hand. You can appreciate times gone by here, in a home full of warmth and personality and the garden has been managed to offer almost separate “garden rooms”, teeming with wildlife and full of interesting spaces.





Step Inside

The front door invites you into a monochrome floor, bright yellow cheery entrance hall with room for coats and boots. The kitchen is immediate to the left with space for a breakfast table, huge gas range and wonderful Farrow & Ball panelling. Back into the hallway to the right is the utility room and a practical shower room. From the hallway the sitting room is straight ahead with a more modern feel, the wonderful place to escape to with your favourite TV show. This leads straight into the WOW factor – the stunning ballroom with a magnificent fireplace, used currently as a family room with comfy sofas, and dining table plus chairs by the French doors to the garden.





Beautiful Contradiction

The pure beauty of the Georgian features – deep skirting boards, large multi panelled windows, intricate decorative cornices, wooden star design on the ballroom floor, and the elegant interior design with huge window dressings and chandeliers (many of which will be left with the house) are married with practical, homely touches like the huge gas range in the kitchen, the playful pops of colour and the useful utility room, ideal for muddy boots, and sports gear. The house lends itself to a magical Christmas, as it has done undoubtedly through its history, with a huge real tree taking pride of place in the ballroom bay window whilst the mantelpiece is adorned with greenery and twinkling lights. The ballroom offers so much flexibility in its use, as an entertaining space or a family room, and the current owners gather here on a chilly winter night in front of the roaring open fire, with Italian marble fireplace featuring Roman decorative panels and tiles dating back to 1876! The panoramic views of the garden from the enormous bay window just takes your breath away. The integrity of this home has definitely been preserved yet the owners have sensitively coaxed it into an easy home and garden perfect for modern family life



Explore Upstairs

The stairs lead to a wonderful bright landing from which you are welcomed into the sanctuary of the principal bedroom. This room has original wooden floor, high ceilings and has a spa like atmosphere. The huge window opens to allow the sunlight to flood in, so you can take 5 minutes to relax and listen to the birdsong, a wonderful retreat. Across the landing is a stylish family bathroom with shower and freestanding bath. Along the landing are two further generous bedrooms one with ensuite. The attic stairs lead to a room in the Apex of the roof, used over the years as a home office but currently as handy accessible storage space. This room leads to a further huge double bedroom – this floor would make an ideal suite for guests, or for teenagers yearning for their independence.



























Step Outside

Electric gates with intercom provide ease of access and security for these grounds which have “Secret Garden” vibes with surprises and hidden gems along its pathways. There is a large double door shed/garden house tucked into the corner at the bottom of the garden that would be beautiful decked out as a garden retreat room, it has power and light.

A pergola adorned with Wisteria and Dragonflies dancing on the central pond just begs you to retreat from the sun beneath its shady curtain. Behind the clipped laurel hedge, tucked to the side of the stables is a secret spot with hot tub and garden furniture – to escape from the world under the stars. Children will love camping outside and you can really take in the change of the seasons with cuckoos heralding the entrance of Spring and bats and owls swooping at dusk in Summer. There is a greenhouse for “grow your own fans” and plenty of room to add veggie beds and planters. Imagine sitting on the shaped concrete cast benches under huge trees for a lemonade in the shade watching the comical hen house inhabitants roaming free, providing eggs for breakfast or walking through the flowered archway to a sweet seating area at the bottom of the garden. Whether you like sun or shade, activity or peace you can have it all here. Furthermore, the Coach House and Stables sit on an original house footprint and offer potential for conversion to ancillary accommodation for visiting family, subject to planning of course. Currently they offer plenty of storage for garden equipment and toys.

On The Doorstep

Bramford village has plenty of day-to-day amenities with a primary and pre-school, a shop and post office, a public house, and pharmacy. The friendly community offers clubs at the village hall including bowls, tennis, history club, W.I., scouts and football club so there is something for everyone.



INFORMATION



How Far Is It To....

The county town of Ipswich is approximately three miles away offering a wide range of shopping, sporting and cultural facilities including mainline railway link to London's Liverpool Street. Road links are accessible with the A14 and A12 to Ipswich and Felixstowe or to the west to Bury St Edmunds, Cambridge and the Midlands.

Directions:

From Woodbridge, head southwest on the A12 towards Ipswich. Stay on the A12, passing through towns Martlesham and Kesgrave. At the roundabout join the A14 toward Bury St Edmunds. Exit junction 52 and take the first turning on your left on Papermill Lane. Go past The Premiere Inn on your left and carry on for approx. 1 mile where you will pass West Suffolk CCG. Shortly after, you will find the property on your right hand side accessed by short wooden electric gates .

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///effort.smashes.gifted](http://effort.smashes.gifted)

Services, District Council and Tenure

Gas Central Heating

Mains Electricity, Water & Drainage

Broadband Available – please check

www.openreach.com/fibre-checker

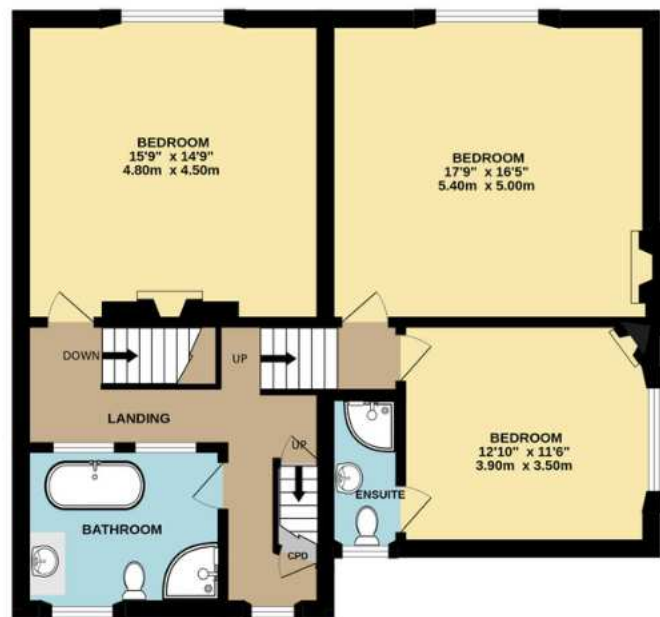
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check

Mid Suffolk District council – Band F – Freehold

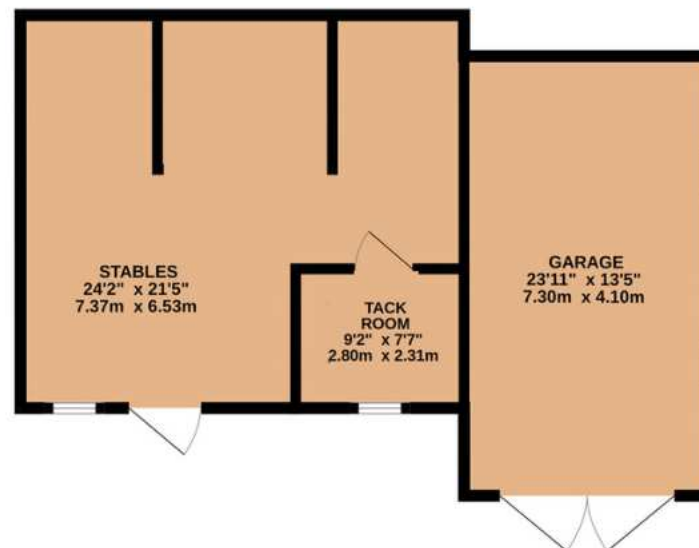
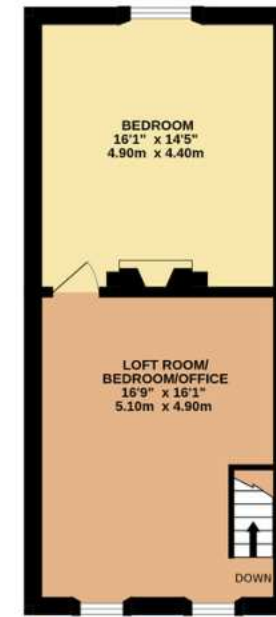
GROUND FLOOR
1314 sq.ft. (122.1 sq.m.) approx.



1ST FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



2ND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 2337 sq.ft (216.1 sq.m) - Garage/Outbuildings: 840 sq.ft (78.0 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for Fine & Country Estate Agent.

FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

