

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

01473 721133

info@foxhallestateagents.co.uk

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 613296

[www.foxhallestateagents.co.uk](http://www.foxhallestateagents.co.uk)



## Foxhall Road

East Ipswich, IP3 8NE

Offers in excess of £550,000



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## Foxhall Road

NO ONWARD CHAIN - PLOT OF APPROX 0.36 ACRES (261' x 60') (STS) SET 83' BACK FROM THE ROAD - 152' DRIVEWAY - TRIPLE GARAGE PLUS GAMES ROOM / POTTING SHED 34' x 21' - TWO VERY LARGE FIRST FLOOR BEDROOMS, EACH WITH THEIR OWN EN-SUITE - LARGE LANDING AREA (POTENTIAL FOR OFFICE/STUDY AREA) - 19'9" x 11'3" LOUNGE, 11'2" X 8'6" - SEPARATE SOUTH AND WEST FACING SITTING ROOM / DINING ROOM POTENTIAL - 16'1" x 10'11" SOUTH FACING DINING ROOM - 16'8" x 9'10" KITCHEN/BREAKFAST ROOM WITH WATER SOFTENER - STUDY - DOWNSTAIRS W.C. - UTILITY ROOM - MATURE LANDSCAPED 109' REAR GARDEN

\*\*\* Foxhall Estate Agents are delighted to offer an opportunity to purchase a property full of history and character with many fine internal features. Juna Cottage was once one of just two properties on Foxhall Road from Bixley Road to the Nuffield and originally had 35 acres.

The property is still on a very large plot, 261' x 60' (approx. 0.36 acres) sts. and has an enormous 152' driveway leading to a triple garage plus games room / potting shed.

The property is set well back from the road (89') and is well presented and in good decorative order.

There is 19'9" x 11'3" westerly facing lounge with double doors opening directly out onto the rear garden. A south and west facing sitting room could also be used as a small dining room as this makes a lovely sunny

room to while away the day. With views over the magnificent landscaped garden the kitchen/breakfast room is 16'8 x 9'10" and a large south facing dining room 16'1 x 10'11" could easily be used as a third bedroom situated on the ground floor along with the study, both of which are either side of a very handy downstairs cloakroom.

There is a utility room off the kitchen/breakfast room with the boiler serviced as recently as June 2025. The fitted kitchen comes with some integrated appliances to remain.

## Summary Continued

The triple garage plus games room / potting shed consists of the right hand half front to back as garage/parking, the front left hand side makes an ideal area for storage of lawn mowers and gardening equipment, etc, and the rear quartile is currently used as a lovely sun-room with westerly facing views over the garden and double doors opening directly out. There is also ample eaves storage space in the form of a loft area.

On the first floor of the home are two very large double bedrooms, one of which has an en-suite bathroom the other an en-suite shower room. There is a spacious southerly facing landing area immediately behind the front window could make an ideal small study area / office.

The rear landscaped gardens, 109' x 60' in size have been meticulously maintained by the present vendors with a wealth of established trees and shrubs, at the rear there is a very handy storage area.

The property offers huge potential for a rear extension (sts). Potential purchasers also can make their own

enquiries with regard to any planning potential for the property and land.

The property is less than a ten minute walk to both Ipswich Hospital, Copleston High School and Broke Hall primary school. A selection of shops on the roundabout is only a two minute walk away including a hospice hub, takeaways and open all hours shop.

### **Front Garden**

Set back from the road and behind a large gate the garden is enclosed by newly planted hedging with flower border, the property is set way back from the road with a large area of lawn inset detailed laburnum bushes and a whole host of established and well maintained firs, trees and shrubs. A sturdy wooden five bar gate opens into a long tarmaced driveway with hedge border providing a huge amount of driveway parking for many vehicles and leading to the triple garage plus games room / potting shed.

### **Entrance Porchway**

Solid front entrance door through to entrance porchway with exposed beams and brickwork and herringbone flooring.

### **Reception Hallway**

Approached from the entrance porchway, fantastic wood panelling and inset detailed panels, stairs rising to first floor landing , door to a large under stairs cupboard, historic tiling which is believed to date back to 1885. Hardwood front entrance door with inset leaded glass detail and leaded light side panels and double radiator.

### **Lounge**

**19'9" x 11'3" (6.02m x 3.43m)**

Lovely double aspect reception room, with neatly concealed full width radiators with glazed triple doors leading through to sitting room and large window to the side with virtually full height French doors opening out onto the garden at the rear, making this a lovely bright and sunny room full of natural daylight. Wall light points, hatch leading through to the kitchen and exposed beams and feature wood panelling. The focal point of the room is a lovely red brick arched fireplace with wooden surround and tiled hearth.

### **Sitting Room (Could be a small Dining Room)**

**11'2" x 8'6" (3.40m x 2.59m)**

Lovely double aspect sitting room, with a large picture window to the front with southerly aspect and second window to the west making this a lovely sunny and pleasant room for virtually the whole day and double radiator. There are glazed bifold doors opening through to the lounge so this could be used as one large open plan room if required

### **Dining Room / Ground Floor Bedroom**

**16'1" x 10'11" (4.90m x 3.33m)**

Large dining room with twin southerly facing windows to front making this a very sunny and pleasant room for most of the day, exposed beams and full width concealed radiators. The entrance door to this room features a magnificent full width and height leaded light stained glass insert which is believed to be original.

### **Kitchen / Breakfast Room**

**16'8" x 9'10" (5.08m x 3.00m)**

Superb selection of fitted units comprising; base drawers and cupboards, eye level units with glazed display cabinets and open shelving, hatch leading through to the lounge, generous work surfaces, one and a half bowl sink unit integrated dishwasher, neatly concealed radiator, Neff double oven, heated cabinet below and ceramic hob, exposed beams, recessed ceiling spotlights, picture window to rear overlooking the garden with additional windows to rear by the sink.

### **Study**

**6'9" x 6' (2.06m x 1.83m)**

Window to side and radiator.

### **Utility Room**

Plumbing for washing machine, space for tumble dryer and space for a vertical fridge freezer, water softener, wall mounted Ideal Icos boiler, airing cupboard with shelving, single bowl sink unit with adjacent worksurface, window and stable style door leading out to the rear garden. There is a brick built meter house with pitched roof is immediately behind the back door with roof tiles cleverly matching those of the house itself.

### **Cloak Room**

W.C, full tiled vanity unit wash hand basin area, with double cupboards beneath, concealed radiator, window to side and a beam which neatly conceals the light.

### **Landing**

Impressive galleried landing with a southerly facing window to the front, full width double radiator, doors to the two main bedrooms, side area to the other side of the stairs with feature balustrading.

### **Bedroom One**

**13'7" x 13'4" (4.14m x 4.06m)**

Window to side door to en-suite, double doors to eaves wardrobe which continues virtually to the entire width of the bedroom and neatly concealed full width radiator.

### **En-suite Shower Room**

Extremely spacious en-suite with a corner shower quadrant incorporating Aqualisa shower, twin vanity-unit wash basins with double cupboards beneath,, heated towel rail, double radiator, fully tiled walls and window to side.

## **Bedroom Two**

**14'13" x 13'8" (4.27m x 4.17m)**

A very large, double size bedroom with neatly concealed full width radiator, westerly facing window to side, sliding doors to a large walk in eaves wardrobe, which runs virtually the full width of the bedroom, door to en-suite shower room.

## **En-suite Bathroom**

With a bath, vanity unit wash basin with double cupboards beneath, W.C., fully tiled walls, heated towel rail and double radiator and window to rear.

## **Rear Garden**

Immediately to the rear of the house is a large expanse of block paved driveway providing parking for numerous vehicles, leading to the quadruple garage, to the rear is an open sided storage area with outside light and personnel door leading to the garage.

A large expanse of lawn enclosed by beautifully maintained high hedging and established shrubs, an extended block paved area to the left of the garage which is a delightful, south facing area ideal for sitting out having a morning cuppa or an afternoon glass of wine or alfresco dining as it gets the sun for virtually the whole day. There is a large expanse of established trees, high hedges at the side provide complete screening on both sides and areas of shade in the hot summer months. There are additional paved areas, enclosed vegetable

patch, lovely pergola with a wooden bench, three lovely established trees at the front help provide screening and high fence and hedging at the rear to provide security and enclosure. At the rear of the summer house is a covered open sided storage shed, compost area, general work area, perfectly secluded from the rest of the garden and accessed via an archway with climbing yew hedge.

The focal point of the rear part of the garden is a lovely summer house with double doors and crescent shaped block paved area immediately in front, it would make a perfect small studio etc and is believed to be a former tennis pavilion.

## **Triple Garage Plus Games Room / Potting Shed.**

With up and over doors and outside lighting, the triple garage plus games room / potting shed. consists of the right hand half front to back as garage/parking, the front left hand side makes an ideal area for storage of lawn mowers and gardening equipment, etc, and the rear quartile is currently used as a lovely summer room with westerly facing views over the garden and double doors opening directly out.

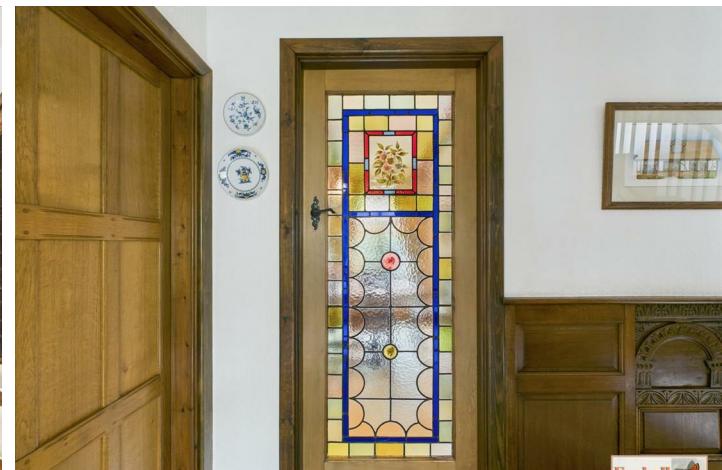
## **Agents Notes**

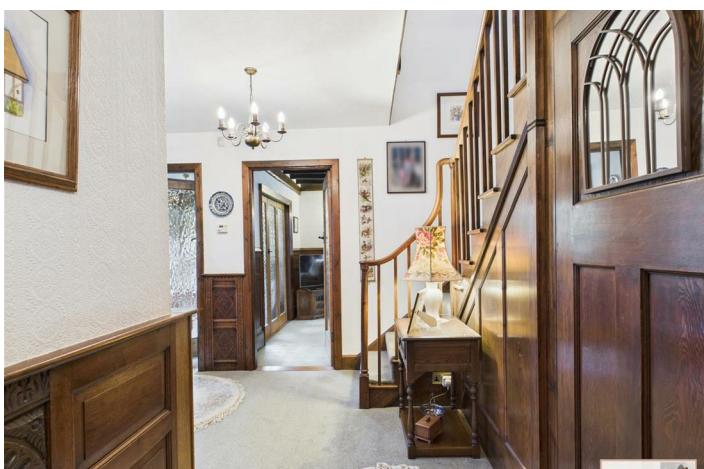
Tenure - Freehold

Council Tax Band E

There is a large amount of high quality oak furniture, including a beautiful large dining room table in the dining room, may be open to separate negotiation.





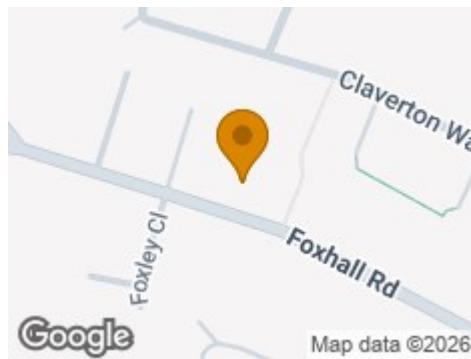








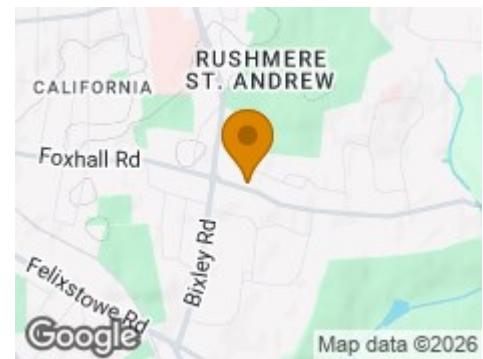
## Road Map



## Hybrid Map



## Terrain Map



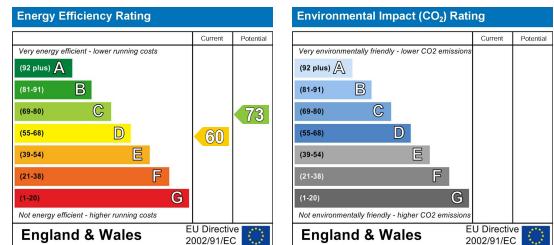
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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