

THE LARK PARTNERSHIP

Rushmere St. Andrew | Ipswich | Suffolk

PERFECTLY PLACED

The village of Rushmere St Andrew is in the eastern part of Ipswich, dominated by the beautiful open space of Rushmere Heath. The Rushmere Golf Club is located here and the common is popular with walkers, runners and cyclists. Rushmere has a football and rugby club and the Grade II* listed parish church of St Andrew's. With stunning views of the open heathland to the front on a plot of about half an acre is this handsome detached house, built in the 1920's and significantly extended and extensively modernised. The present owners bought the house twelve years ago, attracted by the incredible views over the heath, the large mature back garden and the huge potential for improvement. Since moving in they have put heart and soul into modernising the house and remodelling the interior entirely to give better flow, rebuilt the family room to the rear and added in bi-fold doors, sliding doors and a glass roof. The interior was created in conjunction with an interior designer using Farrow and Ball paints in many rooms.





A porch with an oversized wooden bespoke front door and smart black and white Moroccan-style tiling leads, via a pair of double doors, into the impressive entrance hallway/reception area. With wood effect porcelain tiled flooring that flows throughout the entire ground floor and a light filled interior. This is a stunning space making clever use of this part of the house, the tv/entertaining room can easily accomodate a sizeable sofa and has a superb media wall with fitted cabinets and shelves. A multi-use room, it is perfect for quiet evenings in with the family or full-on entertaining. To the right is the snug which could be used as an accessible ground floor bedroom. To the left of the entrance hallway is the useful home office with views to the front of the property.

The rear of the house is taken up with the magnificent dining /family room/kitchen with its skylights, glass atrium roof and double height glass doors. Spacious, contemporary and inviting, it has been designed so that the space is zoned, yet still open plan. The space includes a dining area with soothing green walls and the family room benefits from skylights and sliding doors leading out to the garden. In the summer, these can be left open to bring the outside in and allow yet more natural light to pour in. The stunning kitchen, designed and built by Touchwood UK has attractive cabinets painted in white and navy blue and white quartz worktops. There is a fabulous, large island with walnut base units, white quartz worktop, moulded quartz sink, multi functional Quooker hot tap and pendant lighting above. All the integrated appliances are Miele including a cooker and microwave with heating drawer, six pan induction hob and extractor, large family oven, second oven and dishwasher. Vertical blinds have been fitted in all the cavities in the bi-folds in the kitchen area and the sliding doors in the family room and they are fully remote controlled. Next door, the utility room, also designed and installed by Touchwood UK, has a second sink and dishwasher, as well as plumbing for a washing machine and plenty of extra storage with a door out to the garden. A stylish contemporary wet room, home gym and an integrated garage with an electric up and over composite door which can be remotely operated, complete the ground floor accommodation. The entire ground floor benefits from underfloor heating while the showers throughout are remote controlled.











"The property has been designed with an eye to space, light and versatility..."





The staircase leads up from the entrance hallway to the generous landing with its dark wood banisters and attractive pendant lighting. On this floor, as downstairs, the very greatest care has been taken to design and execute each room to the very highest standards. The dual aspect principal suite has a large bedroom with a feature wall, a dressing room with fully fitted hanging space and drawers and a sleek, elegant four piece en-suite bathroom with his and hers sinks with quartz tops, a walk in shower, claw footed free-standing bath and heated towel rail. The guest bedroom benefits from an stylish en-suite shower room and there are three more good sized double bedrooms, ideal for any family configuration. The contemporary family bathroom has a bath and walk in shower.







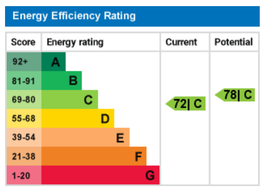




LOCATION

To the front of the property there is a large gravelled frontage with plenty of room for off street parking leading to the attached garage. Planning permission (now expired) was previously obtained to build a two bay cart lodge/workshop with a studio above in the front garden. The large rear garden is absolutely delightful and completely secluded. There is a paved seating area, a number of mature trees, shrubs and bushes and a useful shed. Most of the garden is laid to lawn with a cherry tree, greengage and pear tree and a number of perennials. It is a haven for wildlife with varied wild birds, owls, woodpeckers and foxes visiting regularly. The heath is directly opposite, ideal for dog walkers and runners, and Ipswich itself is on the doorstep.

Ipswich has an enviable location, surrounded by woodland, heathland and pasture. In every direction, roads lead out to open countryside with the Suffolk Coast and Heaths AONB and Dedham Vale AONB within easy reach. Ipswich itself is well connected to other parts of the country. Regular fast trains operate to London Liverpool Street and the A12 runs south via Colchester and Chelmsford. There is a vibrant cultural scene, plenty of cafés, restaurants and pubs and a number of beautiful open green spaces, including Christchurch Park and Christchurch Mansion, Holywells Park and Landseer Park. There are a wide variety of state and private schools and the renovated waterfront and marina is a popular destination. Nearby Woodbridge, recently dubbed by the Sunday Times as one of the best places to live in Suffolk. is a fabulous riverside market town with a wide range of facilities including a railway station, swimming pool and gym, many independent shops, pubs and restaurants.



The Property Ombudsman





KEY INFORMATION

LOCAL SCHOOLS:

- Broke Hall Community Primary School, 0.78 Miles, Rated Good
- Heath Primary School, Kesgrave, 0.98 Miles, Rated Good
- Kesgrave High School, 1.4 Miles, Rated Good
- St Alban's Catholic High School, 0.42 Miles, Rated Good
- Copleston High School, 0.88 Miles, Rated Good

LOCAL AUTHORITY:

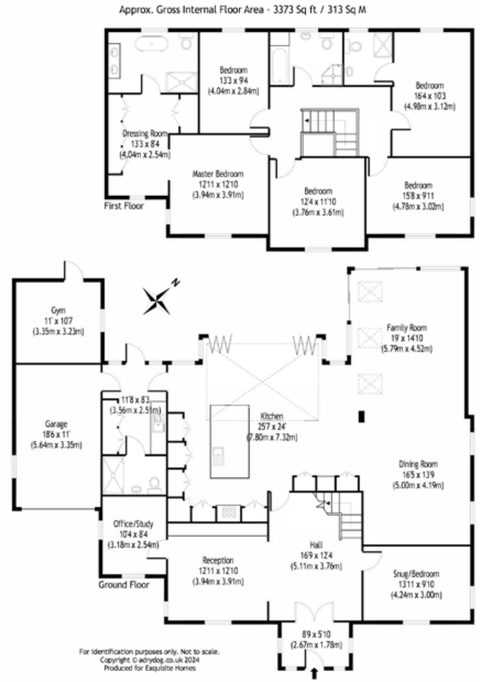
East Suffolk Council
Council Tax Band F

TENURE:

Freehold

SERVICES:

Heating Type	Gas Central Heating
Electricity	Mains
Water	Mains
Sewerage	Mains



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.16090663 Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



Regional Office: The Lark Partnership, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3333 606606 **E** info@larkpartnership.co.uk