

Foxhall



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Cauldwell Hall Road

East Ipswich, IP4 5DB

Offers in excess of £180,000



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Front Garden

Enclosed by mid height brick wall, laid to lawn with a flowerbed border a mixture of plants and shrubs and a pathway to the front door which is accessible via an iron railed gate. You will notice a plaque on the front of the property for the great Sergeant Arthur Frederick Saunders who was awarded the Victoria Cross and resided at the property in 1878.

Lounge/Diner

20'9" x 11'9" (6.32m x 3.58m)

Entry via a double glazed obscure door facing the front with a double glazed window obscure window above, double glazed window facing the front, radiator, wood flooring, feature open fireplace with a stone base, wooden mantle (used open fire), built in storage, high picture rails, wood burner on a tile base inset into the chimney breast, double glazed double French style doors accessing the garden, door accessing the stairs and a door into the kitchen.

Kitchen

10'3" x 6'11" (3.12m x 2.11m)

Double glazed window facing the side, wall and base fitted units with cupboards and drawers, space for a single oven with a stainless steel splash-back and a cooker hood above, 1 1/2 stainless steel sink bowl and drainer unit with a mixer tap over, roll-top worksurfaces, USB sockets, integrated fridge, integrated freezer and a door into the shower room.

Shower Room

8'2" x 6'5" (2.49m x 1.96m)

Double glazed obscure window to the side, extractor fan, step-in shower cubicle with electric shower over, stainless steel heated towel rail, vanity wash hand basin with a mixer tap over, low-flush W.C., tiled flooring and splash-back and a utility cupboard which houses plumbing for a washing machine and a wall mounted Baxi boiler.

Landing

Access to the loft and doors to bedrooms one, two and three.

Bedroom One

12'1" x 10'0" (3.68m x 3.05m)

Double glazed window facing the front, high picture rails, two fitted wardrobes and a radiator.

Bedroom Two

10'5" x 10'4" (3.18m x 3.15m)

Double glazed window facing the rear, fitted wardrobe and a radiator.

Bedroom Three

7'10" x 6'11" (2.39m x 2.11m)

Double glazed window facing the rear and a radiator.

Rear Garden

Fully enclosed un-overlooked westerly facing rear garden with two separate wood stores, access to a small shed, two patio areas one with a pergola with a covered roof for seating, entertaining and alfresco dining, access to an outside tap, with a large lawn area and a gate just to the side of the property which is shared by yourself and the neighbour leading to the front of the property, external lighting, shingle borders and enclosed by panel fencing.

Sergeant Arthur Frederick Saunders

Sergeant Arthur Frederick Saunders who was the first man in Suffolk to be awarded the Victoria Cross which he was awarded after the Battle of Loos, France in World War I for most conspicuous bravery. The 9th Battalion the Suffolk Regiment was among the reserves hurried forward to support the British offensive after the initial assaults at the Battle of Loos on 25 September. When his officer was wounded, Sergeant A F Saunders took charge of two machine-guns and supported charges

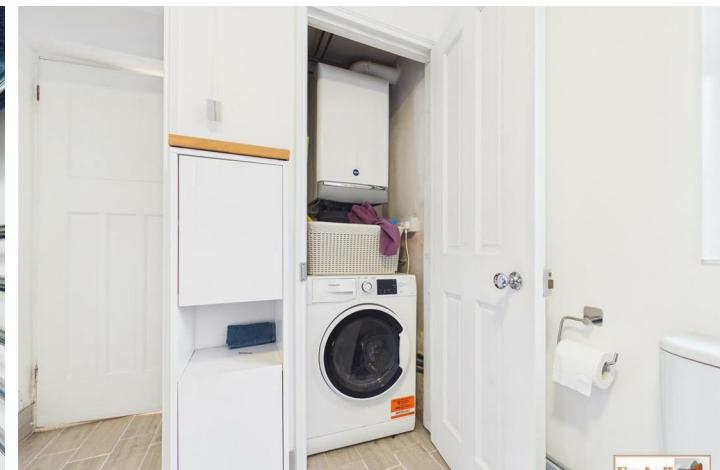
made by the Cameron Highlanders. He and Second Lieutenant Christison, 6th Battalion Cameron Highlanders, soon found themselves isolated as the British fell back. One of Saunders' legs was now nearly torn off by a shell and Christison applied a tourniquet to it. Despite his wounds Saunders used a Lewis gun to repel a German attack. . When his officer had been wounded in the attack he took charge of two machine guns and a few men and although severely wounded in the thigh, closely followed the last four charges of another battalion and rendered every possible support. Later, when the remains of the battalion which he had been supporting had been forced to retire, he stuck to one of his guns, continued to give clear orders, and by continuous firing did his best to cover the retirement.

Agents Notes

Tenure - Freehold

Council Tax Band - A



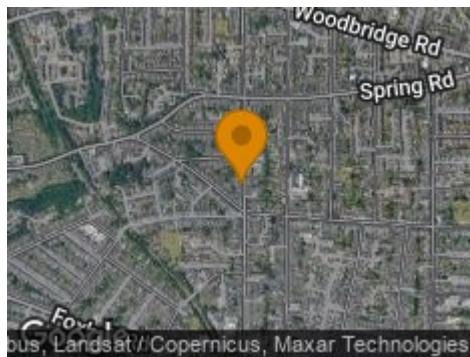




Road Map



Hybrid Map



Terrain Map



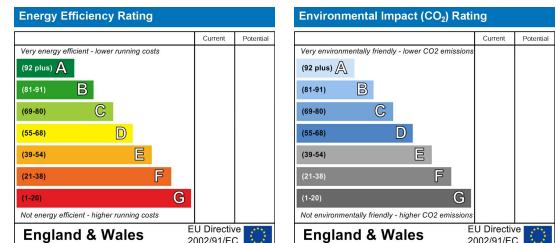
Floor Plan



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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