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Juniper Hill, 17 Dukes Park,
Woodbridge, Suffolk, IP12 4DD



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Suffolk
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A unique and impressive single storey property with a stunning landscaped garden and swimming pool ideally located in sought-after Dukes Park.

Juniper Hill is a superb property of great style and taste with a free-flowing and flexible layout ideal for entertaining. All of the properties within sought-after Dukes Park are individual and attractively set apart within established landscaped grounds of 1/2 an acre.

- Entrance hall
- Contemporary kitchen/breakfast room
- Three reception rooms
- Four bedrooms
- Bathroom & cloakroom
- Walk-in utilities cupboard
- Study/bedroom four
- Double garage
- Spacious parking area
- Landscaped grounds of 1/2 an acre
- Heated swimming pool



Juniper Hill was built in the 1970s and has been refurbished over recent years which has included a stunning extension to the rear, there is also excellent potential to further extend the accommodation either upwards or to either side (stp).

An entrance hall with a glazed partition opens into the contemporary open plan kitchen and living area. The stunning living room has vast glazed sliding doors providing a wonderful outlook as soon as one walks into the property over open countryside. The kitchen is attractively fitted with base and full height units incorporating twin ovens with an extractor over, an integral fridge, freezer and dishwasher; there are black tiled splashbacks and white granite worksurfaces with a butler-style sink. This area also flows into the dining room and from here there are steps down into a sitting/ media room with a feature limestone wall with an inset fireplace as well as ceiling mounted fittings for an overhead projector and pull-down screen; from here glazed double doors open onto the south facing terrace and garden. A room off the dining room is currently used as bedroom 4 but could alternatively provide a study – this backs onto a garden room that is accessed externally, hence it could be possible to combine these 2 neighbouring rooms into one open space (stp).

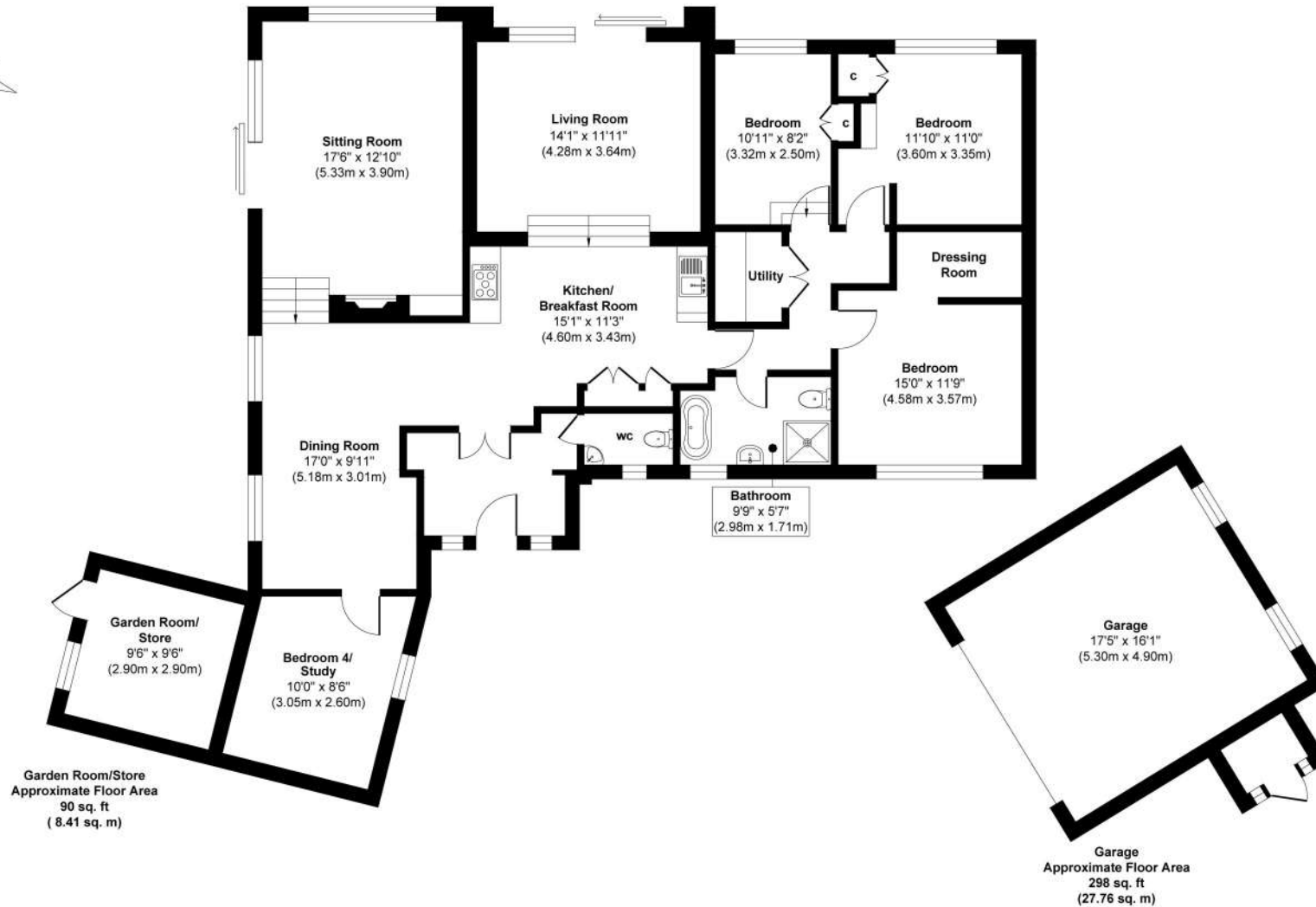
A hallway from the kitchen leads to the 3 further bedrooms, family bathroom and a utilities cupboard with plumbing for a washing machine and good additional storage. The master bedroom has a dressing area with the potential to provide an ensuite shower room, and the 2 further bedrooms have a lovely outlook to the rear. The bathroom incorporates a roll-top bath, large shower cubicle and a sink set in a marble surround. There is also a cloakroom off the entrance hall.







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Approx . Gross Internal Floor Area 1637 sq. ft / 152.22 sq. m House & Garden Room

Approx. Gross Internal Floor Area 298 sq. ft / 27.76 sq.m Garage

Illustration for identification purposes only, measurements are approximate, not to scale.

Consumer Protection Regulations 2008

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Outside

The property is centrally set within established grounds of half an acre which form a special feature. They have been designed around the house in the style of an American prairie home all further enhanced by the open outlook to the rear.

To the front is a generous parking courtyard which gives access to the double garage. There is a further parking driveway to the south eastern boundary. Beyond the garage is a beautiful swimming pool area; the swimming pool has recently been relined and has a new cover and this whole area provides a private sun-trap with a generous surrounding area ideal for outdoor exercise. Most of this area is enclosed by gabion stone basket walls. Adjoining is a contemporary metal pergola walkway which frames the striking view beyond.

A decking alfresco dining terrace adjoins the rear of the house which is west facing and therefore enjoys lovely sunsets. This gives way to a lawned area with a shallow pond. The lawn wraps around to the south elevation which also incorporates a kitchen garden and a well-stocked cutting garden with a colourful selection of flowers. We understand there are strategically placed outdoor lights throughout the grounds creating a dramatic night-time appearance ideal for alfresco entertaining.

Location

Juniper Hill is located in exclusive Dukes Park on the edge of sought-after Woodbridge. The town offers a good selection of shops, boutiques, galleries, restaurants, hotels and pubs. There are schools for children of all ages, a cinema/theatre, doctors' surgeries, sports centre and a railway station with regular services to Ipswich connecting onto the mainline for London Liverpool Street station. The town enjoys the natural focal point of the River Deben providing wonderful sailing and riverside walks. The proximity of the Suffolk coast is a further attraction including the nearby seaside towns of Aldeburgh, Southwold and Thorpeness.

Directions

From London or Ipswich follow the A12 in a northerly direction. On reaching the first roundabout that is signed to Woodbridge, take the second exit. Drive straight on at the next mini roundabout. Follow the road downhill and then turn right (just after a garage on your right) into Sandy Lane. Follow this lane until you reach Dukes Park on your right. Drive along Dukes Park and as the road bends sharply to the right, the driveway to Juniper Hill is a short distance along on the left.

Important Information

Council Tax Band - F

Services - We understand that mains water, electricity, drainage and gas are connected to the property.

Tenure - Freehold

EPC - D





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