



EH

EXQUISITE  
HOME

## PERIOD PERFECTION

Christchurch Park in the centre of Suffolk's county town, Ipswich, is a delightful open green space dotted with mature trees, rolling slopes and play equipment and dominated by the magnificent Tudor Christchurch Mansion. Around the park, elegant streets of Victorian and Edwardian houses, many double fronted and with their original features in place, make this the most desirable part of town in which to live.

Ipswich itself is a bustling community with a restored waterfront and marina lined with popular cafes and bars as well as being the home of the University of Suffolk; many parks and open green spaces, the medieval quarter with its handful of perfectly preserved streets and houses, the Regent Theatre, a plethora of cafes, restaurants and bars, plenty of state and private schools and a vibrant cultural scene. The town is extremely well connected with regular fast trains running from the station into London Liverpool Street in under two hours and the A12 connecting it with Colchester, Ipswich and London. The A14 runs north towards Cambridge, Peterborough and the Midlands while historic market town Woodbridge and the beautiful Heritage coast are both within easy reach.





Standing in a conservation area close to both Christchurch Park and the town centre is this charming detached double fronted house built in 1864 at the height of the Victorian era. As one would expect, it is full of original features, many of which have been uncovered and restored by its present owners. They bought it in 1996, having spotted it during walks through the neighbourhood. They had already fallen in love with its exterior, but upon walking through the front door into the welcoming entrance hallway, they knew it was the home they had been searching for. Since moving in, they have reroofed, rewired, redecorated, uncovered a number of original features, put in central heating, constructed an extension to the back of the house in 2000, built a conservatory to the side in 2013 and installed a new kitchen in 2019. They have painted all the interior woodwork in Farrow and Ball's Slipper Satin and Pointing. The original restored black and white tiled path leads up to the front door painted in racing green. To the right of the house is a drive and the small garage could also fit in one small car and there is residents' parking nearby. The original Victorian coal chute is still in place and there is a Master Builder's mark above the front door.

The front door opens to the welcoming original wooden floored entrance hallway. To the left is the beautifully proportioned dual aspect sitting room with an open fire in the original Victorian fireplace and a pair of French doors out into the garden with the original red and blue glass in them. The owners spend a great deal of their time in this lovely space, relaxing and enjoying its calm ambience. They particularly love it in the winter and at Christmas when the fire blazes cheerfully in the grate adding warmth and character to this charming room. To the right is the living room painted in Farrow and Ball's Hay, also with a fireplace, which was the dining room when the owners bought the house. An original Victorian window with the word "music" indicates that this was probably used as the music room. With its oak floorboards, pretty fireplace and high ceiling, it is a welcoming space which the owners use as a second lounge when entertaining. The useful office has a closed off decorative fireplace and can be found off the corridor leading to the back of the house. The steps down to the cellar lead from a door in the corner of the office, with the correct planning permission in place, the cellar floor could be dropped, the entire space tanked and converted into another room. There is also a downstairs cloakroom. On the side of the house is the conservatory which benefits from full sun in the afternoons. It served as a useful extra space for the owners' children when they were younger and is the perfect place to bring on young seedlings or enjoy a coffee with a friend. The kitchen/dining area is flooded with natural light pouring through the two skylights and French doors opening onto the raised patio. With stone coloured cabinets, solid oak worktops, an integrated double oven, gas hob, integrated dishwasher, washing machine, fridge and freezer and wine cooler, plus plenty of storage and preparation space and featuring olive walls and glossy white subway tiles, the kitchen is perfect for socialising, entertaining and everyday family life. The owners have many happy memories of joyful family Christmases, children's parties and sleepovers, occasions to which the layout and flexibility of the house really lends itself. The owners enjoy meals in the dining area looking out over the garden and often have breakfast on the decking of their summerhouse.





*“The layout of the house with the natural flow between the rooms lends itself beautifully to entertaining and family life...”*

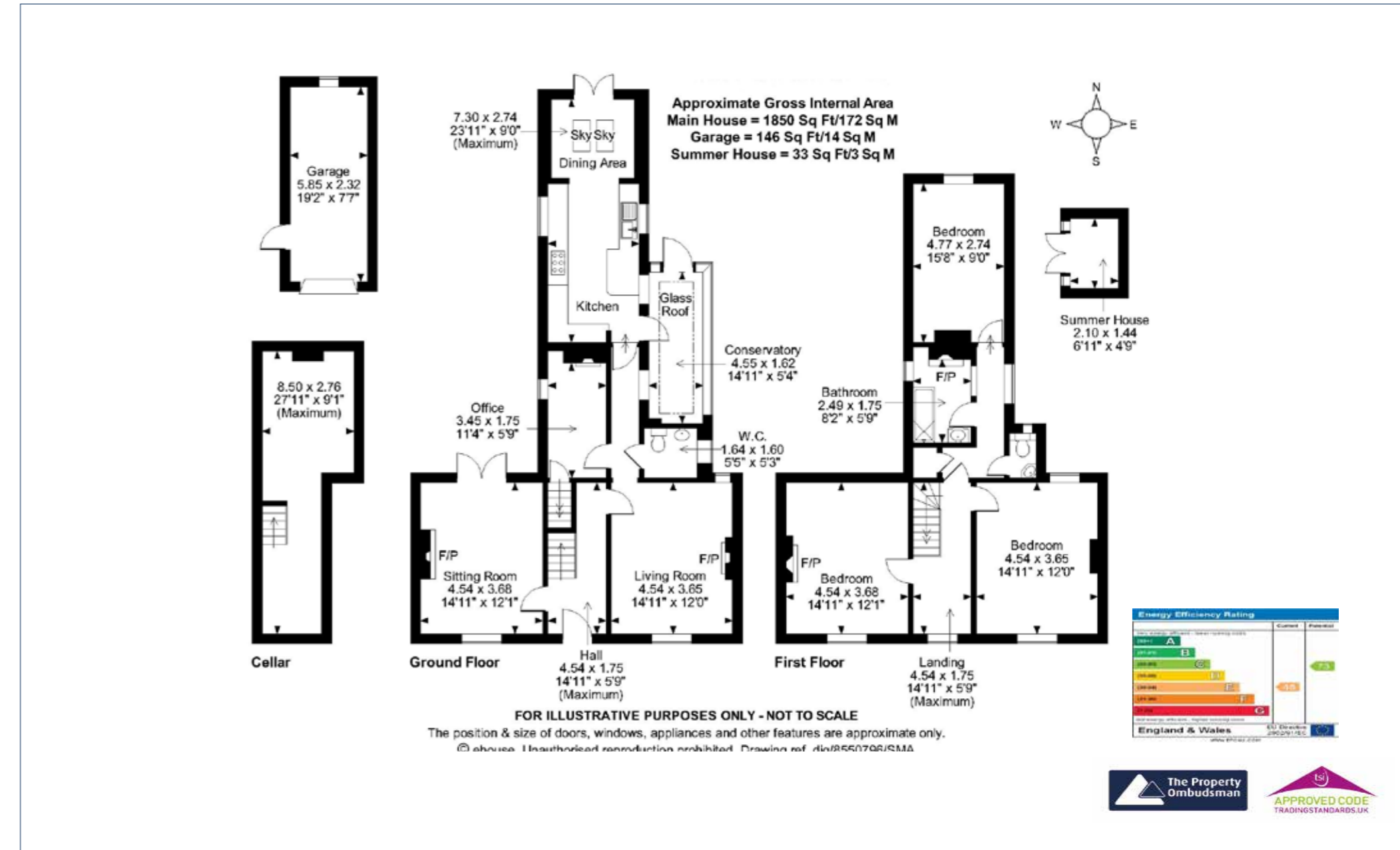


The staircase leads up to the generous landing which has enough room for a desk and chair or a reading nook. The principal bedroom is painted with Farrow and Ball's Stiffkey Blue with a feature wall in Graham and Brown wallpaper and an original fireplace. The second dual aspect bedroom is painted in a neutral palette and would make the ideal guest bedroom, while the third bedroom is a small double, ideal for a nursery, play room or child's bedroom. There is a second cloakroom on this floor and the family bathroom has been lovingly restored. The owners stripped back the chipboard false wall to reveal the original wood panelling and frosted glass. There is a solid enamel bath with shower over, a decorative fireplace and a striking red feature wall painted in Craig & Rose's heritage collection in Medici Crimson.



# LOCATION

When the owners bought the house, the walled garden was completely overgrown. They have turned it back into a beautiful and peaceful space over the years, lavishing love upon it. There is a raised patio at the back of the kitchen, which is ideal for entertaining in the summer. a large lawn with a deep pink fragrant Gertrude Jekyll rose climbing up a wooden archway, a cherry tree, two fig trees, drifts of lavender, cob nut trees, lilacs, roses and a honeysuckle on the patio, . A sunny area behind the garage offers a second seating area where wisteria and a rambling rose scramble up the garage, and a white philadelphus, bluebells and tulips add splashes of colour. The little summerhouse is a perfect place to sit and enjoy the garden from another angle and really adds value to this delightful traditional garden. The town is just a short walk away, there are several schools close by and a shop on the corner. All the amenities of Ipswich are on the doorstep, but this gracious and well laid-out part of town harks back to a more peaceful era. With off-street parking, many original features, high ceilings, versatile and spacious accommodation and a charming garden, this delightful Victorian house gives a rare opportunity to acquire a piece of Ipswich history which is also a comfortable and much-loved family home.



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