



EH

EXQUISITE
HOME

HISTORY IN THE HEART OF TOWN

Ipswich, Suffolk's county town, has an enchanting mix of architectural styles. From the perfect medieval streets of the Saints Quarter to the few remaining Tudor buildings through to Victorian, Edwardian and Arts and Crafts, it is a town full of living history, including the Willis Building, England's youngest Grade I listed construction. The Regent Theatre has a packed programme of events all year round, the renovated Waterfront is lined with chic bars and restaurants, there are a large number of beautiful open green spaces and plenty of leisure and culture activities.





In the eastern part of the town can be found one of the most imposing landmark buildings in Ipswich. The former St Clements Hospital, built in 1866, was converted in 2018 into a number of luxury dwellings which enjoy the perfect urban location with every amenity and convenience on the doorstep. As a development, it is well-served with a golf course on site and beautiful communal grounds and gardens. In the main part of the building at the front is this light-filled, spacious house arranged over three levels. The present owners bought it off-plan in November 2018, having always lived in period properties and being attracted by the location and the many character features. Since moving in, they have redecorated some of the rooms and planted up the rear garden. The principal bedroom and guest bedroom are painted in Little Greene's Porcelain Blue, while another guest bedroom and the downstairs cloakroom are decorated in Little Greene's Smalt. The house benefits from a driveway at the front with enough room for two cars, two further dedicated parking spaces at the back and a double garage.

The front door leads into the light-filled hallway with its smart cloakroom off to the right. To the front of the house the study can be found, much-used and appreciated with views out over the communal garden. The stunning open plan kitchen/dining room opens out of the hallway, featuring original Victorian cast iron radiators, warm grey units, Corian white worktops, an island with seating, an integrated double electric oven, five ring gas hob, extractor hood, integrated dishwasher, full size double fridge, wine fridge and glossy white subway tiles. It is most certainly a cook's kitchen, with plenty of space for preparation, cooking and storage and more than enough room for a good-sized table and chairs, ideal for modern family life. A set of bifolds open from the kitchen into the open plan lounge and this gives an enormous amount of flexibility. In a minute, the lounge can be shut off from the kitchen, creating a cosier space and giving more privacy. However, thrown back, the space is vast, inviting and ideal for any kind of living style. This is the main family room and is crisp, cotemporary and flooded with natural light. More bifolds open out on to the attractive Indian ribbon sandstone terrace looking over the south facing garden.





"The house is spacious, light and beautifully appointed..."



The stairs lead up to the first floor where a generous landing has three bedrooms and the family bathroom leading off it. The principal bedroom has fitted wardrobes and a Jack and Jill bathroom with a bath and glossy subway tiles. The other two bedrooms are good sized doubles. When the owners first moved in, their children had the first floor as their accommodation, sharing the bathroom which worked well. The second floor has two further bedrooms, both with fitted wardrobes, one with an en suite shower room with a double shower and his and hers basins which used to be used as the principal bedroom, and the second with a smart en suite shower room. The joy of this house is that it is so flexible, during lockdown, the owners and their two teenage children needed to work and study. They each had fully functioning office suites over the three floors and the house comes into its own for parties and entertaining, with vast amounts of space and a large garden.

LOCATION

The terrace and garden are extremely generous and have been thoughtfully planted up by the owners. There is plenty of room on the terrace for container gardening and a table and chairs and this is the ideal place to sit with a glass of wine at the end of the day. A thriving fig tree fruits regularly every year and there is a Mediterranean herb patch with rosemary, thyme and sage enjoying the full sun. A sour cherry tree in front of the terrace screens the house for extra privacy, a purple wisteria scrambles up the garage, there are three ornamental cherries with their frothing blossom, a silver birch tree, two mature sycamores, lavender bed, vegetable garden, structural grasses and fruit trees. The large brick-built garage has a multiplicity of uses, including a teenage hangout, gym and workshop. It is enormously versatile and a useful extra space.

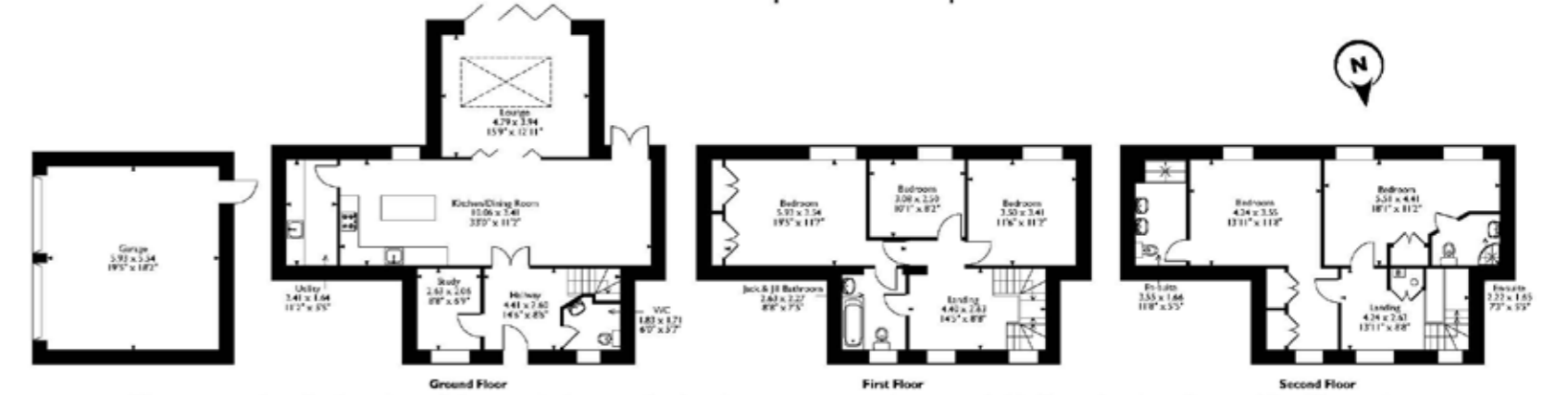
Ipswich School is within a seven minute bus ride with the bus stop nearby. It is very easy to walk or drive into town and there are a number of nurseries, preschools, primaries and secondary schools in the town. The beautiful Heritage Coast is an easy drive away, Ipswich is full of open green spaces and the river Deben at Woodbridge is a haven for those who enjoy walking, running and water-based sports. Ipswich is well connected to the rest of Suffolk and the ideal place to live for those who have to commute to work. 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 cafes, 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 for tourists and locals alike. Beautiful Woodbridge with its Tide Mill and river walks is only a fifteen minute drive away and the lovely expanse of Rushmere Common with its golf club is a short drive away. The Heritage Coast with the enticing resorts of Southwold, Walberswick, Aldeburgh and Thorpeness is an easy drive north on the A12.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
 Main House = 194 Sq M/2088 Sq Ft
 Garage = 33 Sq M/355 Sq Ft
 Total = 227 Sq M/2443 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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