



Brookhill House, Bixley Lane
Rushmere St. Andrew | Suffolk | IP4 5UA

Freehold Guide Price £ 950,000





Brookhill House

Fine and Country are proud to present this spacious family home in the much sought-after village of Rushmere St. Andrew, only two and a half miles from the county town of Ipswich.

Circa 1990s built, the property comprises six double bedrooms and four receptions rooms, set in a generous plot of half an acre. Benefitting from a secluded entrance with a large driveway and double garage.

Brookhill House makes for an excellent family home and is offered with no onward chain.







Approached via a secluded lane leading to a large gravelled driveway with double garage and parking for approximately 10 vehicles.

Covered Entrance Porch, with courtesy light. The part-glazed composite door opens onto the

Reception Hall

A large, welcoming hall with central carpeted wooden stair case, leading to the first floor galleried landing. Two ceiling lights, three radiators and carpet laid to floor.



Study

Providing a convenient home office space with a pendant light, window to the front aspect, radiator and carpet laid to floor.

Sitting Room

Spacious dual aspect sitting room allowing for plentiful natural light, with a window to the front aspect and French doors onto the rear garden. Central fireplace, two ceiling lights, two radiators and carpet laid to floor.





Living Room

A second living area with a window to the side aspect, ceiling chandelier and spotlight, radiator and carpet laid to floor.



Dining Room

Connecting door through to the kitchen. Window to the rear aspect. Ceiling light, radiator and fully carpeted.





Kitchen / Breakfast Room

A range of matching wall and base fitted kitchen cabinets, with wood trimmed laminate worktop over and tiled splashback surround. Ceramic sink with window behind onlooking to the rear garden. Integrated appliances consisting of a Siemens fridge/freezer, Bosch dishwasher, Leisure Range Master with a four ring gas hob, two hot plates, double oven and grill and an AEG extractor over.

A central kitchen island houses further storage as well as an under stairs shelved storage cupboard. Complete with a door leading out to the rear garden, spotlights, two wall lights, radiator and laminate flooring.



Utility Room

Fitted base units with worktop and space for appliances underneath. Sink with tiled splashback. Housing the boiler and alarm system with a door providing side access to the property. Ceiling strip light, radiator and laminate flooring.

Door to

WC; Obscured glass window to side aspect, pedestal sink with tiled splashback, WC. Ceiling light, radiator and laminate flooring.

Boot Room; Deep storage cupboard with ceiling light and laminate flooring.





First Floor Landing

A carpeted stair case leads to the first floor galleried landing with eaves storage. Window to the front aspect, ceiling light and carpet laid to floor.



Bedroom

Part vaulted ceiling with window to the front aspect. Built in cupboards, desk, drawers and bedside tables. Ceiling light, radiator and fully carpeted.



Bedroom

A dressing area leading to the Master Bedroom contains built in wardrobes, a ceiling, light and radiator. Through the archway is a generously sized bedroom with window to the rear aspect, ceiling light, radiator and carpet throughout.



Ensuite Bathroom

Comprising a bath with shower attachment and tiled surround. Enclosed tiled shower cubicle, WC and twin basins. Obscured glass window to the rear aspect, spotlights, radiator and carpet laid to floor.



Bedroom

An inner hall with ceiling light opens into the bedroom through an archway. Part vaulted ceiling, window to the side aspect, ceiling light, radiator and carpet laid to floor.



Ensuite Shower Room

Enclosed tiled shower cubicle, pedestal wash hand basin with tiled splashback and WC. Single spotlight, radiator and carpet laid to floor.



Family Bathroom

Comprising a bath with shower attachment and tiled surround. Enclosed tiled shower cubicle, WC and pedestal wash hand basin. Obscured glass window to side aspect, spotlights, radiator and carpet laid to floor.



Airing Cupboard

Shelved airing cupboard housing the hot water tank.

Bedroom

Window to the rear aspect, pendant light, radiator and carpet laid to floor.



Bedroom

Built in wardrobe, window to the rear aspect. Pendant light, radiator and carpet laid to floor.

Bedroom

Window to the rear aspect, pendant light, radiator and carpet laid to floor.

Second Floor

Carpeted staircase leads to the second floor landing.



Bedroom

Part vaulted ceiling with two Velux windows to the rear aspect. Pendant light, radiator and carpet laid to floor.

Walk-in Eaves Storage

Large walk in storage space housing the water tanks.

Outside

The property is approached by a large gravelled driveway with parking for approximately 10 cars in addition to a double garage which holds planning permission for conversion to an Annexe.



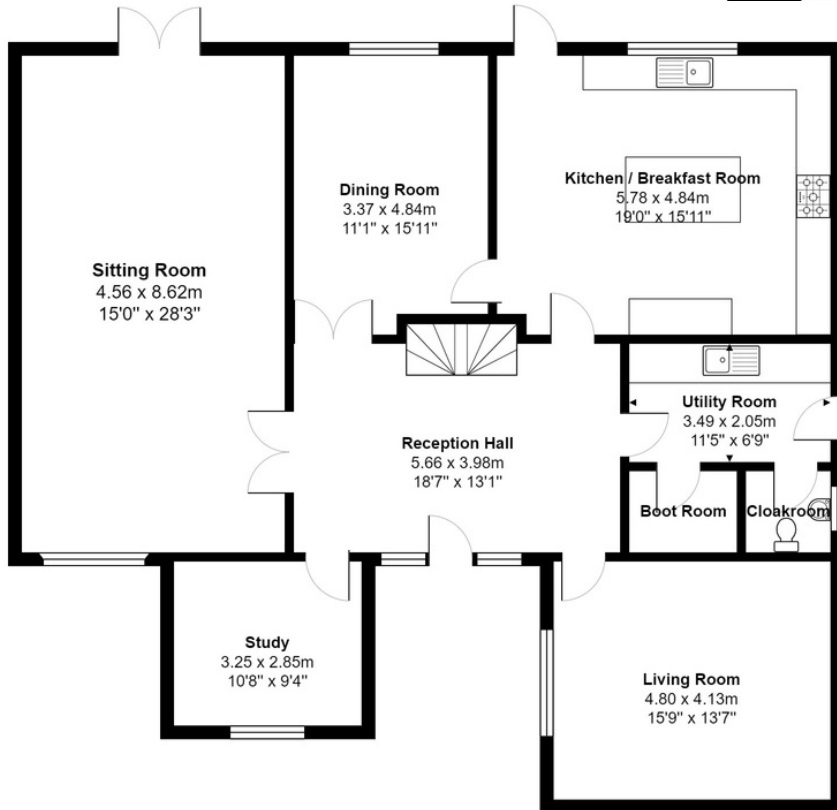
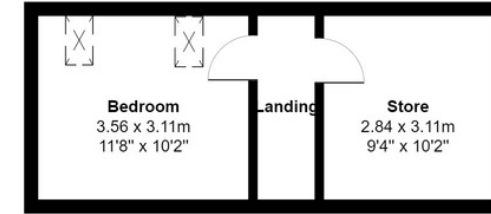
The property comprises a substantial rear garden with the entire plot extending to half an acre. Access is provided by gates situated to either side of the property. The garden is predominantly laid to lawn with mature trees and shrubbery.

Directly behind the property is a pond with fencing surround and a bridge across the middle

A pathway leads round the property, up to the raised garden and through to the second portion of garden which house two sheds and a large covered storage area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 318.1 m² ... 3424 ft²

All measurements are approximate and for display purposes only

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Agents notes: All measurements are approximate and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Services

We are advised by the vendor that mains electricity, water, and drainage are connected. The property benefits from gas-fired central heating.

Possession

Vacant possession upon completion.

Council Tax Band

East Suffolk - Band G - £ 3,312.53

What Three Words

solar.moon.pull

Viewing strictly by appointment with
Fine & Country Ipswich - 01473 289700

Out of hours - Mark Halls MRICS FNAEA CREA
07770 814748

About The Area

Rushmere St Andrew is considered one of the most sought after villages to the north-east outskirts of Ipswich, the County town of Suffolk. The village offers local amenities including a Church and a Public House. There are some fantastic walks through the countryside within the village and nearby schools include Rushmere Hall Primary School, Coppleston, Kesgrave and Northgate High Schools.

The town of Ipswich on the estuary of the River Orwell is approximately two and a half miles distant, which has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich offers a wide variety of shopping, commercial and leisure facilities, which includes a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schools within both the state and private sectors which caters for all age groups. Woodbridge is approximately six and a half miles distant offering a further range of amenities and facilities.

RAIL SERVICES

Ipswich station is on the Greater Anglia main line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.

LOCAL SCHOOLS

Primary Schools: Rushmere Hall Primary School, Sidegate Lane Primary School, Britannia Primary School, Broke Hall Community Primary School, Heath Primary School and Cedarwood Primary School.

Secondary Schools: St Albans Catholic High School, Northgate High School, Coppleston High School and Kesgrave High School.



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