



Langham House, Sproughton, Ipswich, Suffolk, IP8 3AE - Asking Price Of £1,295,000

This exceptionally well proportioned family house is situated on the edge of Sproughton accessed via a private tree lined drive. Throughout, the accommodation is presented with the highest standards of fixtures and fittings, with the addition of the substantial cart lodge and studio the property offers the complete country house style in a highly accessible location.



DIRECTIONS

From the crossroads in the centre of Sproughton turn right towards Ipswich along Lower Street passing the Parish Church on the right over the river Gipping turning first left at the small grass triangle along the private drive for approximately four hundred yards bear right at the sign for Langham House and continue for a further hundred yards and the house is on your left hand side.

SPROUGHTON

is a desirable village set on the edge of Ipswich divided by the River Gipping. There is a delightful 14th Century Church with spectacular stained glass windows. Sproughton Village primary school has received good reports and is highly recommend by the local parents. Ipswich enjoys excellent facilities in both education and leisure with a Premiership football team. The house enjoys easy access to all the major road networks for East Anglia. Airports at Stansted approximately one hour by car. Main line railway station some 3.5 miles away in Ipswich with a 70minute journey time into Liverpool Street.

SERVICES

mains electricity and water are connected. The solar array contributing to the sustainability of the home and benefiting from original feed -in tariffs, drainage via a private system. Broadband is available with the use of super fast (FTTP) direct fibre .

INFORMATION

The house was originally built during the late 1970s of conventional brick and block cavity construction under a tiled roof with rendered elevations, subsequently re-modelled and extended during the early 90s then maintained and greatly upgraded by the present owners. In all the property extends to some 3556 sqft. Sealed unit double glazing throughout radiators with thermostats, flat plastered ceilings with cast plaster coving to the majority of rooms. Oil fired central heating. The Cart Lodge was added in 2018. Langham House enjoys an unrestricted right off way along the private access drive, the garden is walled to all boundaries and includes the area of gravel and grass as you enter the gates on the left hand side in all some three quarters of an acre.







ACCOMMODATION

over two floors, on the first floor:

BEDROOM ONE SUITE

30'00 x 13'8 (MAX) overall includes bedroom space with walk in wardrobe and ensuite bathroom. Windows S/W views over the surrounding woodland, air conditioning unit, Smallbone wardrobes, cupboards and fitted dressing table, En-suite includes freestanding ball and claw foot bath, hand shower generous glass open shower, wash basin inset into marble topped cupboard, mirror over and flanking shelving, wc, towel-rail radiator tiled walls and floor.

BEDROOM TWO

12'0 x 11'00 Windows (S/W) built-in wardrobe, laminated flooring and an air conditioning unit.

BEDROOM THREE

12'6 x 9'8 Window (S) built in wardrobe, wooden flooring and an air conditioning unit

BEDROOM FOUR

13'3 x 10'7 Windows (N/W). Access to insulated loft space.

BEDROOM FIVE

10'5 x 9'00 Window (E) this bedroom has been attractively fitted with a range of fitted wardrobes and dressing table and wash hand basin cupboard below.

LANDING

glazed to three direction giving the impression of being two areas, metal spiral staircase leading into the drawing room and separate stairway to the reception hall. Loft access and airing cupboard.



On the ground floor:

ENTRANCE

under pillared canopy porch with glazed door and side lights to the Reception hall wooden flooring doors off to Sitting room dining room , utility and

CLOAKROOM

Well appointed with fitted cupboards, integrated shelving, mirror and inset wash basin enclosed cistern to the wc.

SITTING ROOM

21'9 x 11'10 Window (S) and double doors leading onto the south east facing terrace. Striking decorations focal point Victorian marble fire place surround glazed double doors to the drawing room creating a stunning open plan area linking into the garden for entertaining.

DRAWING ROOM

25' x 17'3 doors to the terrace and window (E) painted surround to the feature fire place with multi fuel stove set on a marble hearth, wall light points, door to lobby area wall lights and door to the

OFFICE

12'00 x 11'10 double doors to the garden, window (E) fitted shelving to recess.

KITCHEN/ DINING ROOM

35'6 x 17'3 (max) throughout zoned into sitting area, dining area and kitchen all overlooking the garden to both front and rear tiled floor throughout. Luxurious kitchen with a mix of toning oak and hand painted wall and base units, oak and composite stone mix of work surfaces, island unit with seating for four, integrated appliances, and space for range style oven ceiling pendant lights, underfloor heating throughout the room, door to

LAUNDRY ROOM

9'00 x 7'3" window and door to garden, range of fitted floor to ceiling units and peninsular unit tiled floor and door leading into the.

UTILITY

13'00 x 10'4" window rear, extensively fitted and equipped inset sink into work surface, built in freezer, plumbing for washing machine.

GYM

19'6 x 18'7" is accessed from the kitchen into a rear covered entrance lobby and has been formed from a former garage the space has been fully insulated and has heating double doors open into the garden to the front and single door to the rear ideal for those warm summer work outs!







THE GARDEN AND PRIVATE DRIVEWAY

The Private walled garden surrounding the property grounds extends to some 0.75 of an acre largely to landscaped gardens extensively planted and beautifully maintained by the present owners. The property is access from the private drive via electric powered wrought iron gates to a generously sized resin bound drive with parking space for many vehicles.

OAK FRAMED CART LODGE

40' x 20' Built in 2018 by Roger Gladwell Associates with Studio over . There are three open bays and one enclosed, provision for electric car charging points the fourth is a secured space for storage. The Studio above is accessed via an external staircase leading to an open plan loft 34'x13'4" with dormer windows (W) and velux windows (E) door way to the Shower room with shower, wash hand basin and wc glazed to one wall the annex has an independent electricity supply electric and panel heaters this building would form the most comfortable and prestigious home office, games room or annex.



THE GARDEN

has been thoughtfully laid out with lit pathways to the main entrances and the south eastern facing paved terrace which has been decked and equipped with pergola sun shade and brick built cooking facilities. The garden abuts the house to all sides with a secondary terrace area to the rear. Largely the garden is laid to lawn and well stocked borders many with mature specimen trees including a weeping willow and Magnolia, green house and tool shed to the rear boundary side gate door to the lane, Beech woven fencing surrounding the oil tank. The garden offers complete privacy and security as the surrounding well maintained walls form the boundaries, as they were to the original walled kitchen garden of the Sroughton Manor

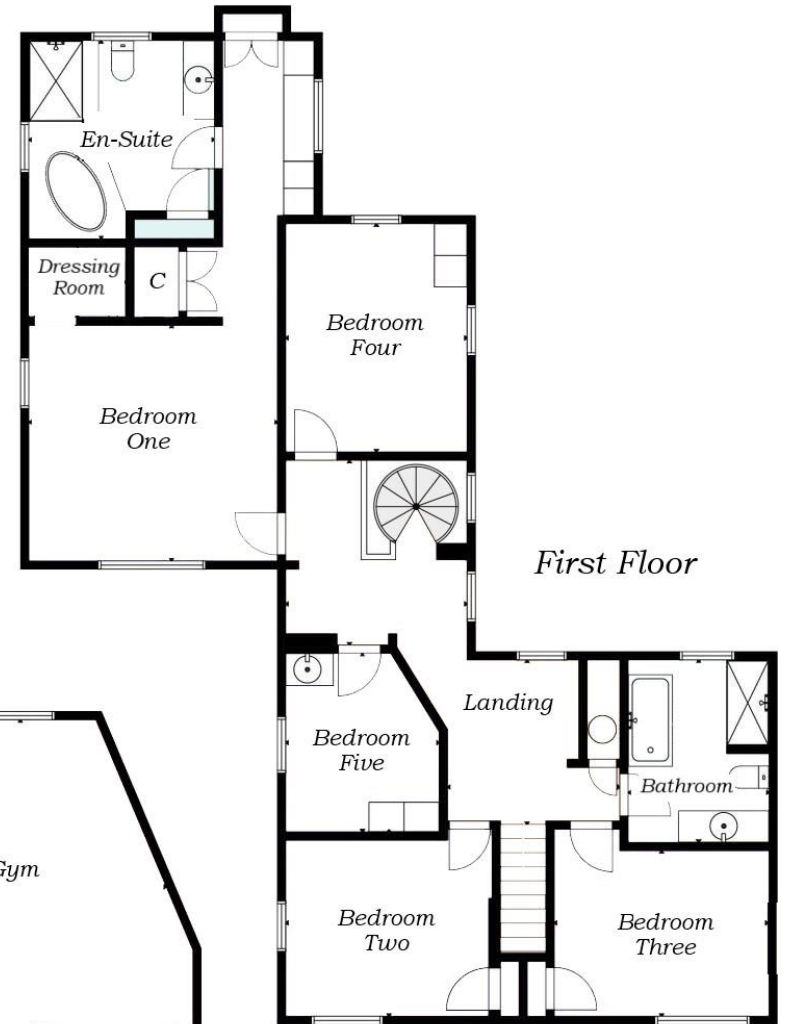






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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		

The Old Shop, The Street, East
Bergholt, Colchester, Essex, CO7
6TF

www.grierandpartners.co.uk
01206 299222
enquiries@grierandpartners.co.uk

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