



Ipswich | Suffolk

Past and Present...

Built in the 1880s, this impressive Victorian residence has a rich and varied history. Originally built for a merchant family and later became part of Ipswich School for Girls until the mid-1990s. The property underwent extensive refurbishment when the school relocated to Woolverstone, including the installation of a new roof, full rewiring, new heating and plumbing and substantial updates throughout.

This exceptional Victorian home offers expansive and beautifully arranged accommodation across four floors, combining elegant period character with modern comfort. Its position is truly outstanding: the house sits directly opposite one of the main entrances to Christchurch Park, enjoying uninterrupted views straight down The Avenue. This is one of Ipswich's most desirable and picturesque residential settings, with 82 acres of stunning parkland quite literally on the doorstep.

The ground floor features a welcoming entrance hall with wooden flooring and stairs rising to the first floor, as well as steps leading down to the cellar. To the front is a cosy study or snug with an original fireplace and sash windows. The drawing room is a grand, light-filled space with a bay-fronted sash windows and a wood-burning stove set within a marble surround.





A Social Space...

At the rear, the beautifully designed Orwell kitchen and dining room offers a superb social hub, complete with a Britannia range oven, integrated NEFF dishwasher, space for a freestanding fridge/freezer, and extensive glazing including bifold and double patio doors opening directly onto the garden. A useful walk-in larder and a ground-floor cloakroom can also be found on this level.

The lower-ground floor provides a useful cellar divided into three sections, with power, lighting and a head height of approximately 1.83m. There is also a practical utility area with a sink and plumbing for laundry appliances.





Room With A View...

On the first floor, the principal bedroom is a generous front-facing double with a feature sash bay window offering spectacular views over the park and a gas fireplace. Its en-suite includes a shower, WC, basin and a heated towel rail. A further front-facing bedroom, currently used as a dressing room, offers excellent flexibility. Another large double bedroom overlooks the rear garden and features beautifully fitted wardrobes and drawers by Orwell. The family bathroom includes a bath with shower attachment, separate shower cubicle, WC, bidet and a built-in cupboard.

The second floor provides four additional bedrooms, bringing the total to seven bedrooms across the property. These comprise a front-facing room currently used as a study with cupboards and a spacious double bedroom at the front, which mirrors the proportions of the principal bedroom, with fitted double wardrobes. There is a further large double bedroom to the rear with a built-in wardrobe, and another double bedroom with a built-in wardrobe. This floor also features an en-suite shower room and an additional shower room, both with tiled floors and heated towel rails.



A Private Oasis...

The garden is walled, landscaped and wonderfully private, forming a charming and sheltered space. Mature trees create a natural screen, and the garden is not overlooked. The property offers generous off-road parking for up to four or five vehicles, the garage has power, lighting, an up-and-over door and a personal door to the rear garden and a gated pedestrian path leads from the garden to the driveway.



Location...

The location of this property is truly exceptional and one of its most defining features. It sits directly opposite the stunning Christchurch Park, with expansive, uninterrupted views down The Avenue, one of the most iconic outlooks in Ipswich. With 82 acres of beautifully maintained parkland literally across the road, residents can step out of the front door into a world of mature woodland, sweeping lawns, ornamental gardens, historic features and Christchurch Mansion, a free museum and art gallery. Christchurch Park offers tennis courts, bowling greens, children's play areas, serene walking routes and a busy calendar of events including Ipswich Music Day, fireworks displays, historic-themed markets and winter illumination trails.

The property is also within easy walking distance of Ipswich town centre, The Woolpack pub at the end of the road, The Greyhound on the opposite side of the park and Ipswich School, one of the region's most prestigious independent schools. Ipswich Station is around 1.4 miles away (or a 25 minute walk), providing direct services to London in approximately 70 minutes.





Key Information

LOCAL SCHOOLS:

- St Margarets Church of England Primary School- 0.38 Miles, Rated Good
- St Helen's Primary School- 0.59 Miles. Rated Good
- St Matthew's Church of England Primary School- 0.72 Miles. Rated Good
- Northgate High School- 1.5 Miles. Rated Good
- Suffolk New College- 0.75 Miles (age 16- 18)
- Ipswich School (independent school for boys and girls aged 3- 18)

LOCAL AUTHORITY:

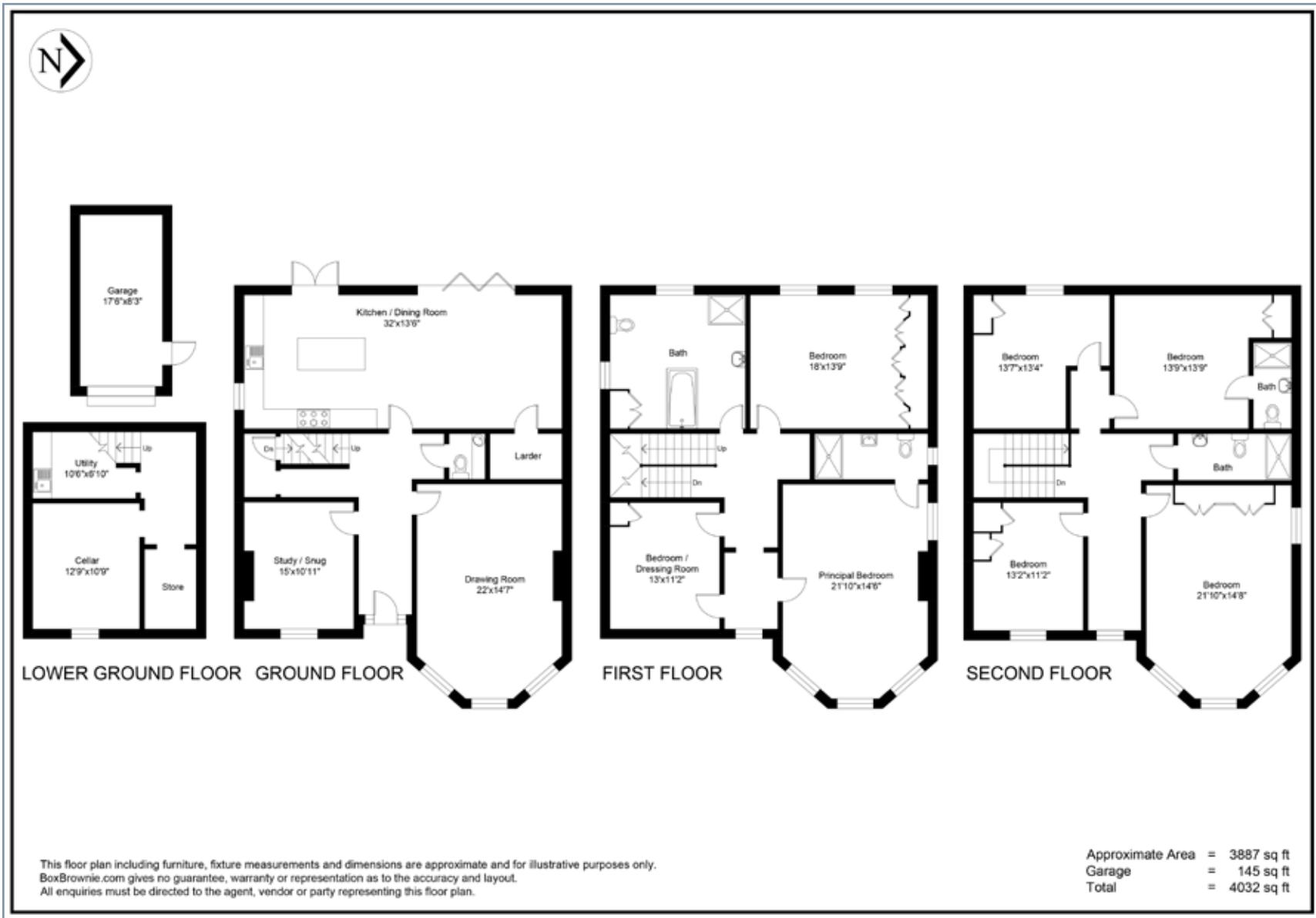
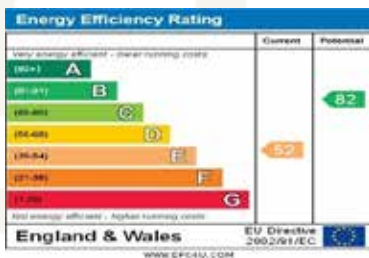
Ipswich Borough Council
Council Tax Band G

TENURE:

Freehold

SERVICES:

Heating Type	Gas
Electricity	Mains
Water	Mains
Sewerage	Mains



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