



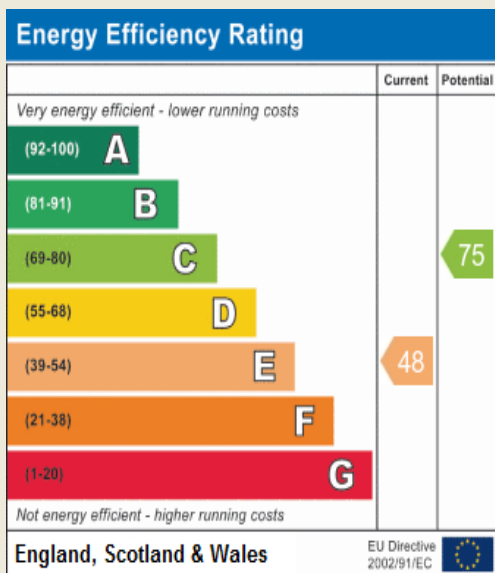
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Manderley Manor
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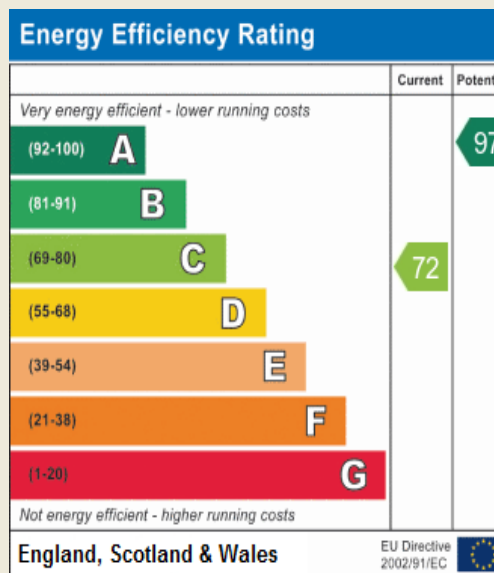
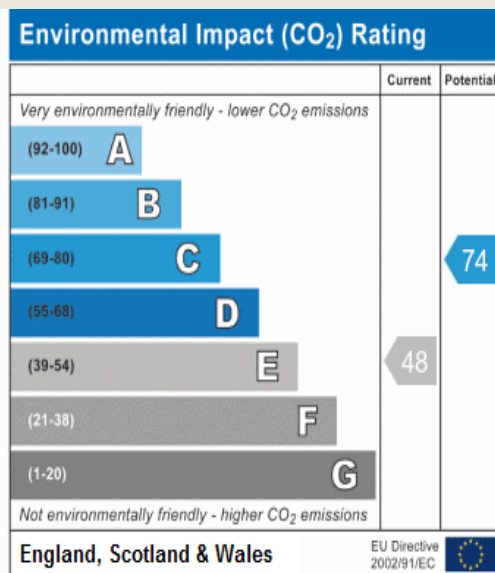
A stunning Victorian family house with a converted coach house set in four acres at the end of a long drive on the South Eastern outskirts of Ipswich.



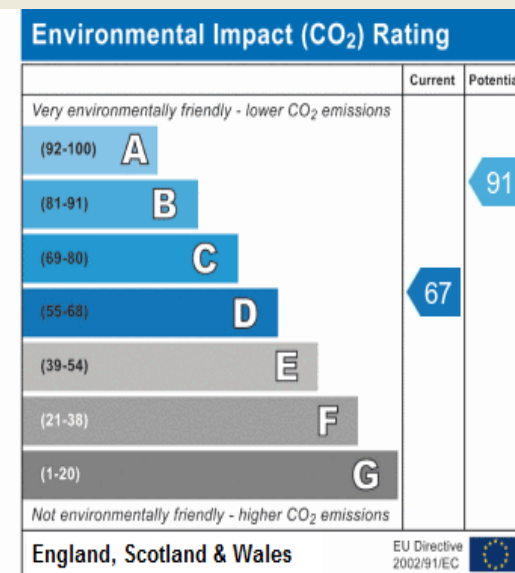
- Ideal for dual occupancy
- Immaculately presented accommodation in the main house and the coach house
- Victorian splendour with high spec. modern kitchens and bathrooms
- Tucked away position at the end of a long tree lined drive
- Beautifully maintained gardens and grounds running down to the river
- Extensive terraces overlooking the gardens
- Paved parking for numerous vehicles and garaging



Address:
Manderley Manor



Address:
The Coach House



The Property

An exceptional property in a lovely tucked away position at the end of a long tree lined drive on the South Eastern outskirts of the town. The main house has been updated to a very high standard and the coach house has been converted to a similarly high standard making it a very attractive annexe. As might be expected with a house of this era, the ceiling heights are great and the dining room is a splendid room with double height ceiling overlooked by the galleried landing.

The gardens and grounds which extend to four acres are a particularly attractive feature of the property and comprise manicured lawns interspersed with some magnificent mature trees and an area of woodland.

The accommodation in brief:

The accommodation within the main house briefly comprises an entrance porch, reception hall, study, drawing room, inner hall, dining room, cloakroom and kitchen on the ground floor. The utility and wine cellar are in the basement. On the first floor there are four bedrooms, an en-suite bathroom, a separate shower room and the galleried landing above the dining room. On the second floor there is another sitting room, a bedroom and a bathroom.

In the coach house there is a reception hall, living room, kitchen and shower room/wet room on the ground floor. On the first floor there is a sizeable landing, two bedrooms, an en-suite bathroom and a potential en-suite.

Services

We understand that mains services include water, electricity, gas and water connected. Private drainage. Ipswich Borough Council tax band G.

About the area

Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront, and has become a popular “commuter” town – Ipswich has a main line rail link to London’s Liverpool Street (journey time of sixty-five minutes). Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and recreational facilities. There is an excellent choice of schooling within both the state and private sectors. Ipswich has access to various road networks including the A12 to the South with links to London and the M25 and via the A14 to The Midlands and the M11.

Agents Note

Planning permission was granted for the addition of an orangery to the Northern side of the house. There is a public footpath running along inside the Southern boundary of the property which is fenced and screened.

The accommodation comprises

Entrance porch approx. 6’8”x4’7”

Reception hall (E) approx. 17’6”x4’7” up to chimney breast

Study (S) approx. 11’4”x8’1” up to chimney breast

**Drawing Room (N&E) approx. 14’6”x14’
Inner hall approx. 7’x5’**

Dining Room (S&W) approx. 11’3”x23’4” plus bay

Kitchen (N&W) “L” shaped room approx. 14’3”x 13’9” plus bay & approx. 9’6”x9’8”

Utility approx. 12’3”x8’9”

On the first floor

Landing (E) approx. 6’10”x27’4” overall

Bedroom (N&E) approx. 14’6”x13’9” plus bay

Bedroom (N) approx. 14’6”x14’ plus bay

En-suite bathroom (W) approx. 9’4”x8’9”

Bedroom (E) approx. 11’6”x9’3”

Bedroom (S) approx. 11’4”x11’4”

Shower room (W) approx. 7’x8’8” max

Galleried Landing (S&W) approx. 11’3”x24’4” plus recess

On the second floor

2nd Floor sitting room (S&W) approx. 12’4”x23’2” plus recess

Bedroom (S) approx. 13’x13’ at 1m high

Bathroom (N) approx. 7’x8’2”

Basement

Wine cellar approx. 6’1”x19’10”.

Utility room approx. 12’3”x8’9”.

Coach House

Garage approx. 22’7”x19’

Reception hall (N) approx. 10’3”x9’1”

Living room (N&W) “L” shaped approx. 22’6”x8’7” plus approx. 13’9”x9’3”

Kitchen (N&W) approx. 8’8”x8’3”

Shower/wet room approx. 6’2”x9’

Landing (N) approx. 17’9”x15’

Bedroom (N&E) approx. 16’ max x23’

En-suite bathroom (E) approx. 6’9”x12’

Bedroom (N&W) approx. 14’9”x13’6”

Potential En-suite (W) approx. 7’2”x13’6”

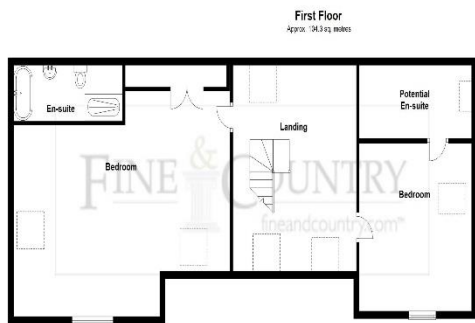
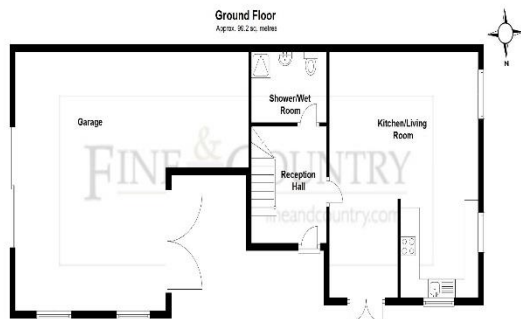
Outside

The gardens and grounds are a particularly attractive feature of the property and extend to four acres. The house is approached via a five bar gate over a long tree lined drive which leads in to an extensive parking area. Either side of the drive there are well maintained lawns and numerous mature trees including, Beech, Oak and Horse Chestnut. There is a York stone terrace immediately to the North of the house and another terrace to the West. The gardens extend away to the North and West as far as the river Gipping and include some woodland.





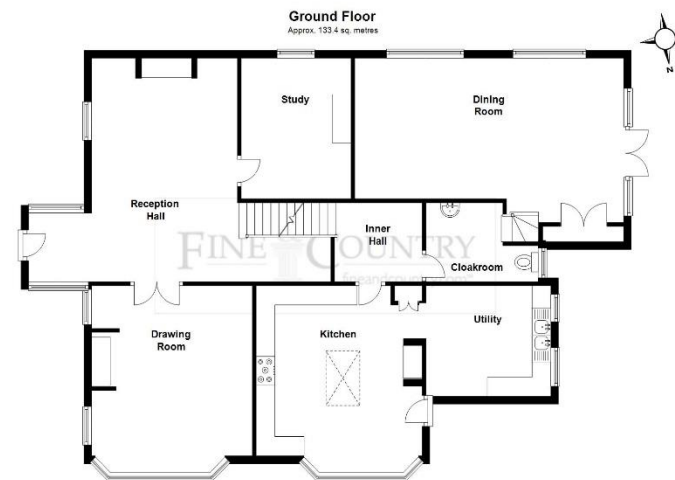
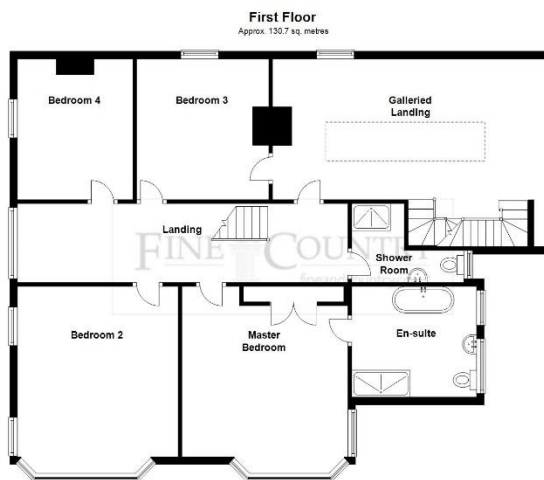
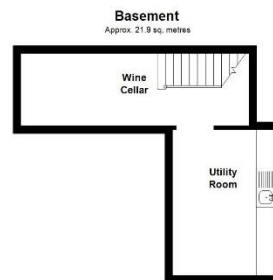




Total area: approx. 203.4 sq. metres

This floor plan is for illustrative purposes only and may not be to scale. Sizes are approximate. You should instruct an independent surveyor to confirm that the room sizes are correct and that the space is sufficient for your needs. This floorplan does not form any part of the contract or warranty. Plan produced using PlanUp.

The Coach House, Ipswich



Total area: approx. 347.4 sq. metres

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