



Brook Lodge

Pinewood, Ipswich, Suffolk



A spacious, light family home with further accommodation, in a tucked-away position to the outskirts of Ipswich.

Brook Lodge is a beautifully presented, light and spacious 4-bedroom modern family home, set in 1.38 acres of delightful gardens and grounds, with large garage, annexe floor above and studio offering further guest accommodation.



**4 TO 6
RECEPTION
ROOMS**



**4 TO 6
BEDROOMS**



**3 TO 5
BATHROOMS**



**LARGE
GARAGE &
STUDIO**



1.38 ACRES



FREEHOLD



**RURAL/
VILLAGE**



3,838 SQ FT



**OIEO
£1,000,000**



The property

Positioned within mature grounds of 1.38 acres, Brook Lodge is an impressive four bedroom family home offering light, spacious and modern accommodation arranged over two floors, as well as an extensive range of outbuildings including a studio offering additional guest accommodation, and an annexe floor above a large garage.

The ground floor accommodation is accessed via the welcoming entrance hall which leads to the large, spacious drawing/dining room. The impressive space benefits from a standalone, modern wood-burner, three sets of French doors leading to outside, as well as ample of natural light; together creating the ideal space for family entertaining. Two further reception rooms include a useful study and a dual aspect sitting room with large, bay window providing views to the front of the property and further wood-burning stove. The well-proportioned kitchen/breakfast room is fitted with bespoke cabinetry including a central island with breakfast bar, a range of integrated appliances, an AGA and pale, quartz worktop surfaces, offering a

wonderful space in which to create. A shower room completes the downstairs accommodation.

On the first floor there are four well-proportioned double bedrooms; the principal benefits from dual aspect views as well as a dressing area and spacious en suite. A further family bathroom completes the internal accommodation.



Outside

Approached along a quiet lane, the property is nestled behind a set of gates with a large gravelled driveway providing ample space for parking. The garage offers plenty of room for parking vehicles as well as an area for use as a workshop. Above the garage is an annexe with kitchen, sitting room, bedroom and shower creating ideal ancillary accommodation. A studio is nicely hidden within the grounds and provides further guest accommodation or serves as an ideal place to work from home.

The gardens are predominantly laid to lawn and are surrounded by a variety of mature trees and shrubs offering a wonderfully secluded setting. An area of decking overlooks the pond and ample terracing to the rear of the property with breeze house over, provides an ideal spot for al fresco dining and entertaining.

Location

Brook Lodge is set within the affluent town of Ipswich that is set on the estuary of the River Orwell and within easy distance of the popular Suffolk Heritage Coast. The property is conveniently located for Ipswich town centre and its comprehensive range of retail and leisure facilities, including a host of sports clubs, eateries and high street stores. For the sailing enthusiast, Ipswich Waterfront and Marina is just 2.5 miles away.

Ipswich has become a popular commuting town owing to its excellent road and rail links, with Ipswich railway station offering fast and frequent services to London's Liverpool Street, and the M25 is easily accessed via the nearby A12. The area also benefits from an excellent choice of schooling within both the state and private sectors, including the high performing St Joseph's College which is located within 5-minutes and Ipswich School which is adjacent to Christchurch Park.



Distances

- Ipswich centre 3.2 miles
- Woodbridge 15.8 miles
- Colchester 17 miles

Nearby Stations

- Ipswich train station - mainline
- Manningtree train station - mainline

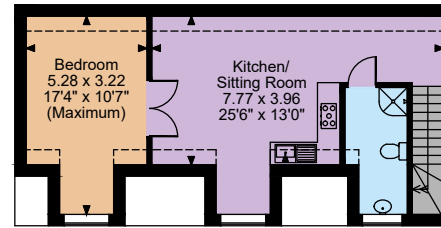
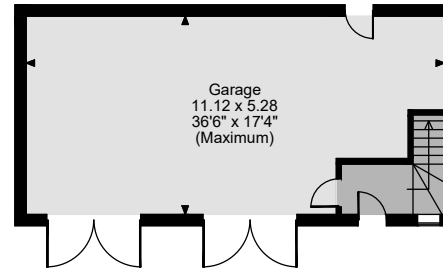
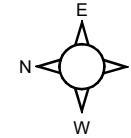
Key Locations

- Ipswich Waterfront
- Alton Water
- Pin Mill
- Orwell Country Park

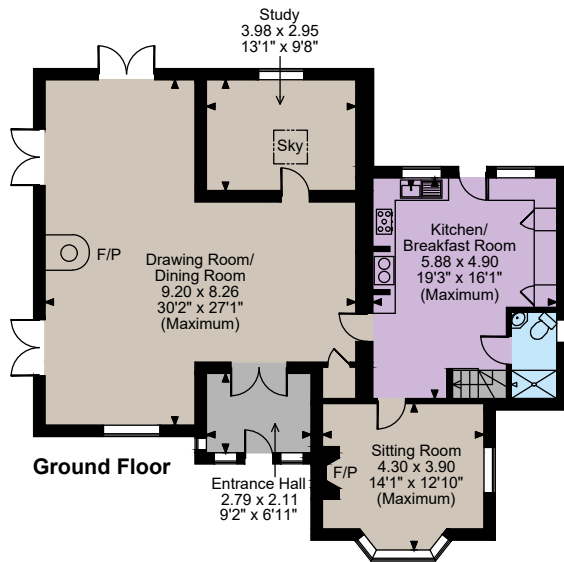
Nearby Schools

- The Oaks Primary School
- Copdock Primary School
- Ipswich School
- St Joseph's College
- Ipswich High School
- Orwell Park

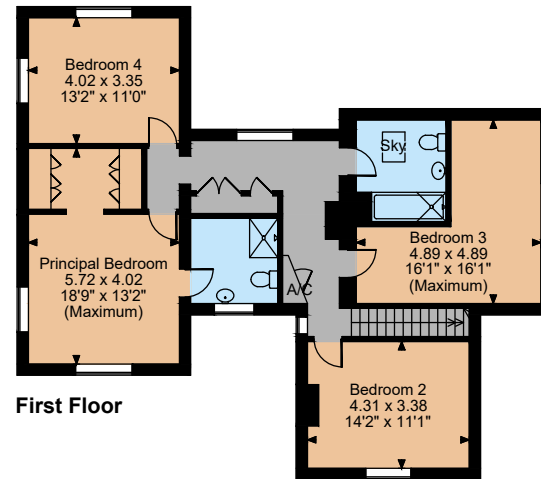




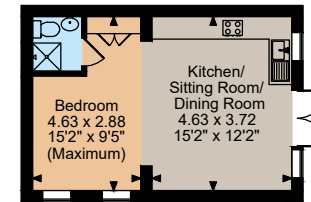
Garage First Floor



Ground Floor



First Floor



Studio

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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Floorplans

Main house internal area 2,420 sq ft (225 sq m)

Garage internal area 573 sq ft (53 sq m)

Garage first floor internal area 501 sq ft (47 sq m)

Studio internal area 344 sq ft (32 sq m)

Total internal area 3,838 sq ft (357 sq m)

For identification purposes only.

Directions

IP8 3LJ

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General

Local Authority: Babergh District Council

Services: Oil-fired central heating. All other mains services are connected.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: D

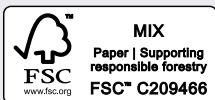
Suffolk

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