



Caris House

Purdis Farm Lane, Ipswich, Suffolk



BNP PARIBAS GROUP

An impressive contemporary family home, set in a highly desirable location to the eastern outskirts of Ipswich.

Caris House is a beautifully presented, spacious Georgian-style, five bedroom family home set within tranquil gardens and grounds, in a popular location to the edge of Suffolk's county town.



3 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



GARAGE



GARDEN



FREEHOLD



**RURAL/
VILLAGE**



3,151 SQ FT



**GUIDE PRICE
£1,150,000**

The property

Positioned on this popular private leafy lane, is this contemporary family home offering traditional living arrangements, meeting the demands of the 21st century, combined with exceptionally high ceilings, large sash windows and great proportions throughout.

Centred around the light and spacious entrance hall, the ground floor accommodation includes; the kitchen/breakfast room, being a generously proportioned room, fitted with a useful breakfast bar and a charming built in window seat. Off the kitchen is the utility room, with a sink, built-in units and access to the garden. Across the hall, is a spacious dining room, and a study which has views to the rear and would make an ideal space for home workers. At the end of the hall, is the sitting room which is the largest of the ground floor rooms, and with extensive sash windows and French doors overlooking the garden and woodland beyond, combined with its wood-burning stove, makes for the ideal spot for all year long family entertaining. There is also a cloakroom.

On the first floor, there is a spacious landing which gives access to the principal bedroom, benefitting from an en suite with a feature bath & shower. Four further double bedrooms, two with en suites, and a family bathroom; all enjoying views over the mature garden and surroundings beyond.

Outside

Set behind estate style fencing and gates, the property benefits from a large private sweeping driveway with access to a double garage, allowing for plenty of space for parking. With mature trees to both the front and rear, the garden includes a paved terrace ideal for alfresco dining, accessed via French doors from the sitting room.



Location

Located along Purdis Farm Lane, one of East Ipswich's most sought-after areas which also lies beside the renowned Ipswich Golf Club at Purdis Heath, which is considered one of the best in the county. Ipswich, Suffolk's historic county town centre is only a short distance away with a thriving high street, and various independent shops and restaurants.

The mainline train station with regular direct trains to London Liverpool Street taking just over an hour. The A14 and A12 are both easily accessible, providing main arterial routes in and out of Ipswich and the surrounding areas including the stunning countryside and coastline. Within easy reach are local amenities such as a GP surgery, Ipswich Hospital, John Lewis at Home, Waitrose along with a range of shops and restaurants at Ransomes Europark. Furthermore, there are good local schools in both sectors including Bucklesham Primary, Kesgrave High School, Ipswich School and Orwell Park School.

Distances

- Ipswich 3.7 miles
- Woodbridge 9.6 miles
- Colchester 22.4 miles
- Aldeburgh 26 miles

Nearby Stations

- Ipswich
- Woodbridge

Key Locations

- Ipswich Waterfront
- Alton Water
- Orwell Country Park

Nearby Schools

- Bucklesham Primary
- Kesgrave High School
- Ipswich School





Floorplans

Main House internal area 2,781 sq ft (258 sq m)
 Double Garage internal area 370 sq ft (34 sq m)
 For identification purposes only.

Directions

IP3 8UF

what3words: ///dolphins.vowed.amplifier

General

Local Authority: East Suffolk District Council

Services: All mains services connected. Underfloor and gas central heating.

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

Council Tax: Band G

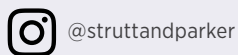
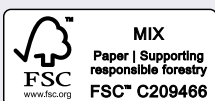
EPC Rating: C

Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444

ipswich@struttandparker.com
 struttandparker.com



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