



Holm Oak, Rushmere Road, Ipswich, Suffolk

For the finer things in property.

**STRUTT
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Holm Oak

245 Rushmere Road

Ipswich

Suffolk

IP4 3LU

A beautifully presented, light family home with flexible accommodation throughout and delightful wraparound gardens of almost half an acre.

Ipswich 3 miles (Railway station 1 hour and 14 minutes to London Liverpool Street), A14 3.5 miles, Woodbridge 7 miles, Felixstowe 11 miles, Aldeburgh 22 miles

Entrance hall | Dining room | Sitting room
Kitchen/breakfast room | 5 Bedrooms, 2 with en suites, 1 currently used as a study | Family bathroom | Garage | Greenhouse | Garden | EPC Rating D

In all about 0.42 of an acre

The property

Approached via a large, gravelled driveway, Holm Oak sits well within its plot on the outskirts of the desirable village of Rushmere St Andrew. Whilst currently offering almost 2,500 sq ft of flexible, light accommodation, the property has an approved planning permission to extend and significantly increase the internal footprint in excess of 1,000 sq ft.

The impressive reception hall with high ceilings provides a welcoming entrance and access to the downstairs accommodation. The stunning dining room is flooded with natural light and features a red brick fireplace as well as access to the gardens through a set of French doors. The sitting room adjacent offers space for the family to gather, with views over the beautiful garden, and a fitted log-burner; this room has vaulted alcoves which adds to the beautiful character. Towards the rear of the property is the stunning, beautifully-finished kitchen. Fitted with bespoke

Orwells Furniture cabinetry, granite worktops, two integrated dishwashers, hide & slide ovens, a gas fuelled Aga and an induction hob; with a central island for casual dining or cooking, this room really is the heart of this home. Furthermore, a set of bifold doors open to a rear terrace and garden beyond.

Completing the ground floor are three generous double bedrooms - one of which is currently used as a study, but which could also be an ideal playroom - a family bathroom and a utility room. The latter provides internal access to the garage, creating ideal storage.

To the first floor is the principal bedroom, fitted with a beautiful en suite with granite wall tiles and marble floors. Opposite is another bedroom, also with an en suite. There is a large amount of useful additional storage in the eaves accessed from both upstairs bedrooms.

Outside

The property is accessed over a sizeable gravelled driveway, providing ample space for turning and parking. The gardens - which extend to almost half an acre - wraparound the house and are beautifully landscaped and maintained. A paved terrace offers an ideal place to dine al fresco, whilst the remainder of the garden is laid predominantly to lawn, and enclosed by a wall offering seclusion and privacy. Mature trees run along the boundary and a traditional, bespoke greenhouse is tucked away to the side of a more formal area of garden, with low-level box hedging and gravelled pathways.

Planning

The following planning permission has been approved: Full Planning Application - Erection of single-storey front and rear/side extensions. (reference 23/00318/FUL).

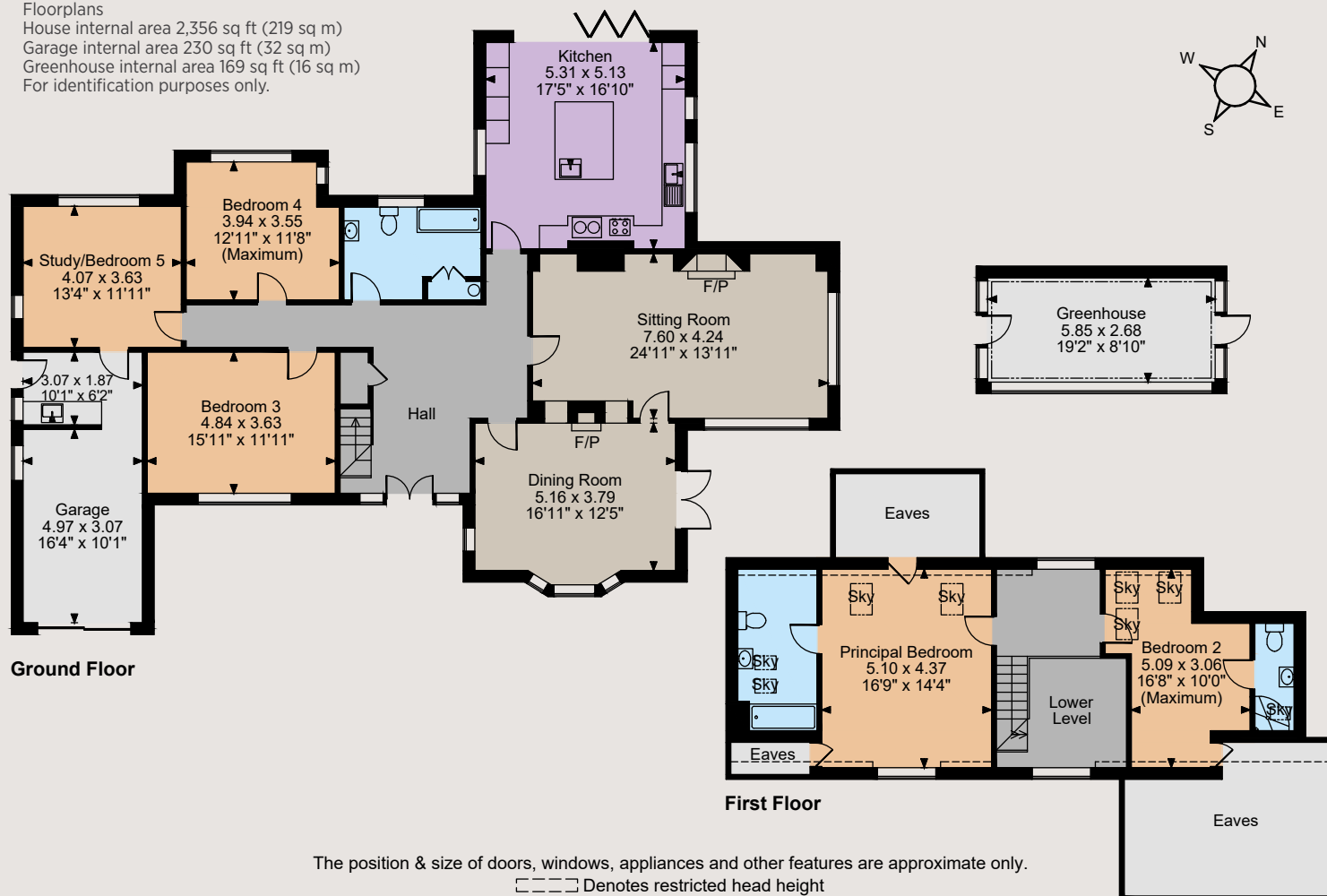
Copies of the planning consent and accompanying plans are available from the planning department of the Ipswich Borough Council planning website or the vendor's agent.





Floorplans

House internal area 2,356 sq ft (219 sq m)
Garage internal area 230 sq ft (32 sq m)
Greenhouse internal area 169 sq ft (16 sq m)
For identification purposes only.



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

□ □ □ Denotes restricted head height

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Location

Positioned along a popular road to the edge of Rushmere St Andrew, the property is well situated for access to both Ipswich town centre and the neighbouring countryside. Ipswich itself provides an extensive range of shops, restaurants, cafes and bars. There is also a mainline train station with direct trains to London Liverpool Street taking just over an hours' journey. The A14 and A12 are both within easy reach, providing main arterial routes in and out of Ipswich. Well-regarded schooling in the vicinity includes Meadows Montessori Primary School, Ipswich Prep and High School, St. Joseph's College, Orwell Park School, and Woodbridge School.

General

Local Authority: Ipswich Borough Council

Services: Gas central heating. All other mains are connected.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,000,000

Suffolk

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

01473 220444

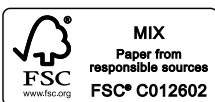
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