



Holm Oak

245 Rushmere Road, Ipswich, Suffolk



BNP PARIBAS GROUP

A charming detached five bedroom family home in a desirable location.

Holm Oak is a beautifully presented, light family home offering flexible accommodation with delightful wraparound gardens and garage, set in almost half an acre, in a highly-desirable location.

 2 RECEPTION ROOMS	 5 BEDROOMS	 3 BATHROOMS
 OUTSIDE	 0.42 ACRES	 FREEHOLD
 TOWN OUTSKIRTS	 2,356 - 2,755 SQ FT	 GUIDE PRICE £900,000



The property

Approached via a large, gravelled driveway, Holm Oak is located to the outskirts of the desirable village of Rushmere St Andrew, found to the edge of Suffolk's county town of Ipswich. Approached over a gravelled driveway, the property sits well within its plot and offers almost 2,500 sq ft of light, spacious and flexible accommodation.

The impressive reception hall with high ceilings provides a welcoming entrance and access to the downstairs accommodation. Comprising a dining room flooded with natural light, featuring a red brick fireplace and access to the gardens through a set of French doors, and a sitting room offering ideal space for the family to gather, with views over the garden, and a fitted log-burner. Towards the rear of the property is the kitchen, fitted with bespoke Orwells Furniture cabinetry, granite worktops, two integrated dishwashers, hide & slide ovens, a gas fuelled Aga and an induction hob all surrounding a central island for casual dining; a set of bifold doors open to a rear terrace and garden beyond, bringing the outside in.

Completing the ground floor are three generous double bedrooms, offering fabulous flexible space with options for alternative use as a study or playroom, a family shower room and a utility room; the latter providing internal access to the garage.

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

Planning

Planning permission was approved in April 2023 with conditions, under ref: 23/00318/FUL, for the erection of single-storey front and rear/side extensions. This would significantly increase the internal footprint in excess of 1,000 sq ft. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.



Outside

The property is accessed over a large gravelled driveway, providing ample space for the turning and parking of a number of vehicles, with access provided to the garage.

The gardens - which extend to almost half an acre - wrap around 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.

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.



Distances

- Ipswich 3 miles
- Woodbridge 7 miles
- Felixstowe 11 miles
- Aldeburgh 22 miles

Nearby Stations

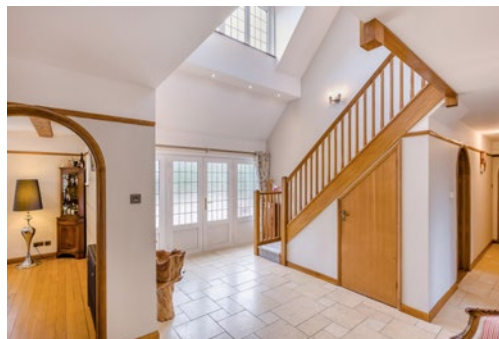
- Ipswich
- Woodbridge

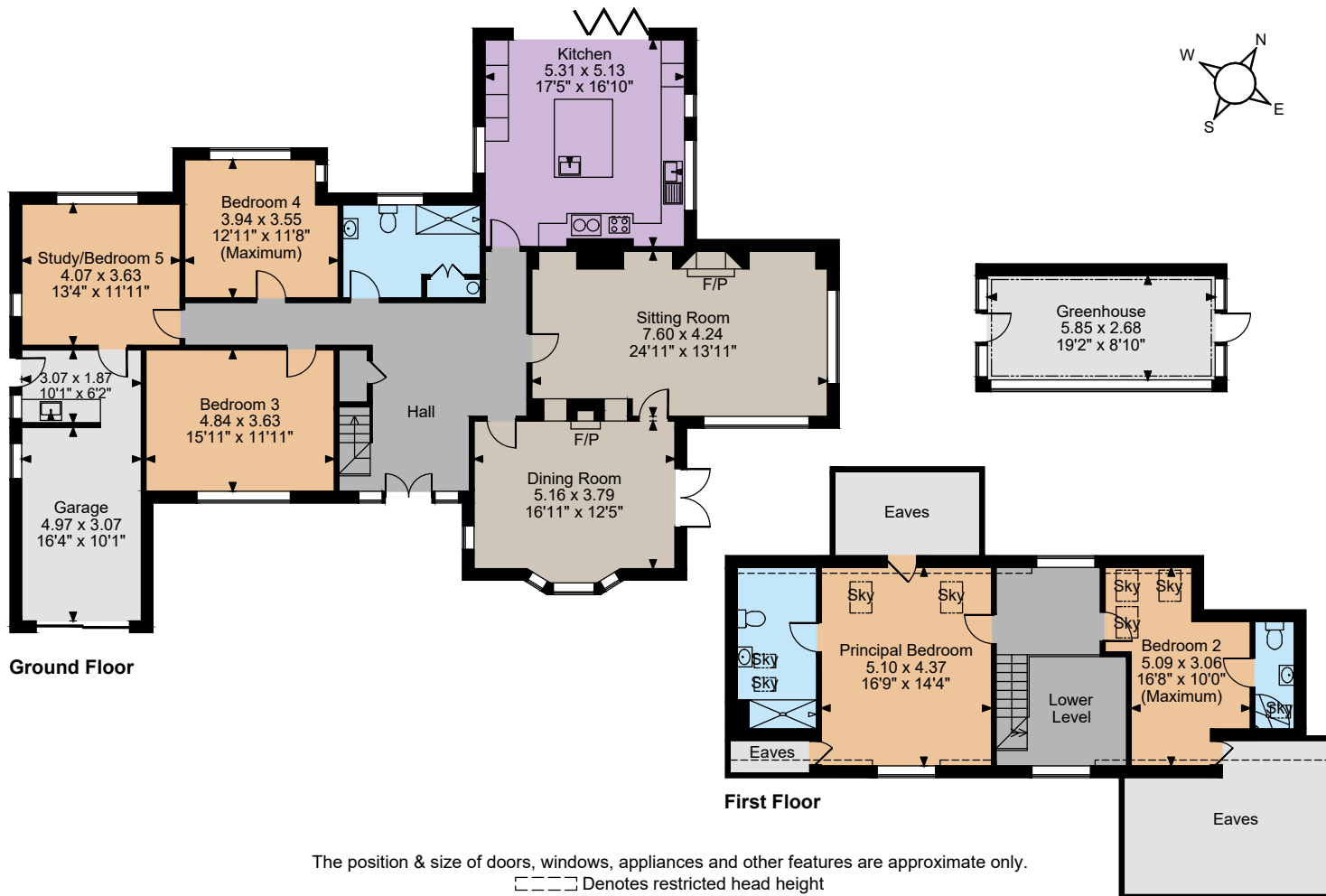
Key Locations

- Ipswich Waterfront
- Woodbridge
- Milsoms Kesgrave

Nearby Schools

- Ipswich Prep School
- Ipswich High School
- Woodbridge School





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

□ □ □ Denotes restricted head height

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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)

Total area 2,755 sq ft (267 sq m)

For identification purposes only.

Directions

IP4 3LU

what3words: ///lied.risen.feeds

General

Local Authority: Ipswich Borough Council

Services: Mains gas central heating. All other mains are connected.

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

Council Tax: Band G

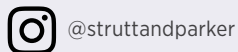
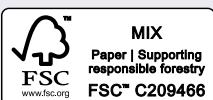
EPC Rating: D

Suffolk

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