



Langham House

Sproughton, Ipswich, Suffolk

A substantial 5 bedroom family home with light, flexible accommodation throughout, in a convenient location.

Langham House is a beautifully presented detached property positioned within enclosed gardens and grounds, at the end of a single track private lane offering ample space throughout with cart lodge and garage offering studio accommodation over.



5 RECEPTION ROOMS



5 - 6 BEDROOMS



3 BATHROOMS



CART LODGE, GARAGE & STUDIO



0.75 ACRES



FREEHOLD



RURAL/ VILLAGE



4,999 SQ FT



**GUIDE PRICE
£1,200,000**

The property

Positioned half a mile up a single-track, private driveway, Langham House is a handsome five bedroom family home built during the late 1970s. Having recently undergone a substantial amount of updating by the current owners, the property offers flexible accommodation throughout arranged over two floors, with a cart lodge and studio over providing additional guest accommodation.

The ground floor accommodation is accessed via the welcoming reception hall; comprising three reception rooms including a double aspect sitting room with a Victorian marble fireplace and doors leading to the south-east facing terrace, a spacious drawing room also with a feature fireplace and separate access to the first floor, and a useful study. The main heart of the home is a beautifully light and well-proportioned open-plan kitchen/breakfast room with views overlooking the gardens to both front and back. Offering bespoke cabinetry with built-in appliances, and central island, there is ample space for the whole family to gather for both dining and relaxing. Further

on this floor is a cloakroom and a useful utility with adjoining laundry room, whilst a gym has been created within the original integrated garage that can be accessed from an inner hall. On the first floor there are five double bedrooms, with the principal bedroom benefitting from a dressing room and en suite. Completing the first floor is a further family bathroom with both a shower and bath.

Outside

The property is approached via electric iron gates opening onto a spacious driveway, providing ample parking; a further parking area of gravel and grass sits outside of the gates. A three bay cart lodge with separate garage offers a studio and shower room over, creating fabulous ancillary accommodation. The walled garden is fully enclosed and beautifully maintained. Laid mainly to lawn, the garden extends to 0.75 of an acre, interspersed by a variety of mature trees including a Willow, a row of Magnolias, fruit trees, shrubs and hedges. There is a south eastern facing paved terrace with pergola over and outdoor kitchen space, creating the ideal al fresco dining spot.



Location

Langham House enjoys a convenient location just to the west of Ipswich. The town centre approximately 2.7 miles away provides a full range of shopping, commercial and recreational facilities together with a wide choice of schools in both the state and private sectors. Regular mainline rail services run from Ipswich station to London Liverpool Street in approximately 60 minutes and there is a nearby main road network (A12 & A14) with links to London's M25, Cambridge and the Midlands as well as the Suffolk Heritage Coast.

The market town of Hadleigh is 7 miles to the west and offers a very good range of every day shopping facilities, doctors, dentists, leisure facilities and restaurants. The renowned Hintlesham Hall Hotel is approximately 4.4 miles to the west and provides not only superb accommodation and a superior restaurant, but offers an 18 hole golf course, leisure and conference facilities.

Distances

- Sproughton 0.7 miles
- Ipswich 2.7 miles
- Hintlesham 3.8 miles
- Hadleigh 8.8 miles

Nearby Stations

- Ipswich - mainline
- Manningtree - mainline

Key Locations

- Hintlesham Hall Hotel
- Ipswich town centre
- Suffolk Water Park

Nearby Schools

- Ipswich School
- Sproughton CoE Primary School
- Orwell Park School
- St Joseph's College





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 3,638 sq ft (338 sq m)
 Garage internal area 205 sq ft (19 sq m)
 Cart Lodge internal area 1,156 sq ft (107 sq m)
 Total internal area 4,999 sq ft (464 sq m)
 For identification purposes only.

Directions

IP8 3AE ///what3words ///frost.gears.frost

General

Local Authority: Babergh District Council

Services: Mains water and electricity. The solar panels contribute to the sustainability of the home and benefit from original feed-in tariffs. The private drainage is compliant with the relevant regulations.

Mobile and Broadband checker: Broadband is available with the use of super fast (FTTP) direct fibre. Further information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

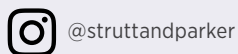
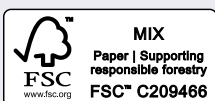
EPC Rating: EPC E

Suffolk

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