



The Old Rectory

Ipswich, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An exceptional detached Georgian family home in a peaceful setting close to the open parks and amenities of Ipswich.

A handsome Grade II listed period home with impressive historical features combined with modern amenities and elegant design throughout. The house is located in a tranquil and highly convenient residential location to the north-west of Ipswich town centre, near to local and town centre amenities, popular schools and the road network and mainline train stations.



4 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



GARAGES & CELLAR/STORAGE



0.75 ACRES



FREEHOLD



EDGE OF TOWN



4,576 SQ FT



**GUIDE PRICE
£795,000**

The property

Dating from the early 19th century and steeped in history, this Grade II listed Georgian family home is a superb detached double-fronted house offering 4,576 sq ft of light-filled, flexible accommodation arranged predominantly over two floors. Upgraded extensively over the years, the house has been sensitively modernised to create a beautiful contemporary home whilst emphasising the stunning period features throughout. Wonderfully high ceilings and sash windows adorn the house, with generously proportioned rooms and original picture rails and fireplaces.

The impressive entrance hall, with stunning wooden and tiled flooring, leads seamlessly to the two large and welcoming reception rooms on the ground floor, as well as a beautifully furnished study - each with a working fireplace. Also leading from the hallway is a conveniently located downstairs cloakroom and storage room. The hallway in turn leads through to a semi open-plan kitchen/dining room. The kitchen is equipped with well designed cabinetry, wooden

worktops, an AGA, modern integrated appliances and easy access to the terrace and gardens to the rear of the house, as well as leading through to a convenient utility room. The kitchen is connected to the stunning dining room ideal for entertaining, and a delightful reading/storage room which is also linked. A glass roofed entrance porch is conveniently located off the kitchen and allows access to the enclosed courtyard to the front of the house. Also linked to the west of the house is an impressive former coach house and storage rooms. The generous staircase leads to a spacious first floor landing, which gives access to four bedrooms of impressive proportions, as well as two beautifully appointed bathrooms, a separate w/c and a dressing room to the principle bedroom. The main bathroom enjoys twin sinks, a black and white tiled floor and a gorgeous roll top bath plus separate shower. There are two further bedrooms and a spacious bathroom accessed off the half landing from the staircase, which allows for flexible and multigenerational accommodation set apart from the main wing of the house.



Outside

Occupying a generous plot near to Whitton Church and screened by mature shrubs and trees, the property is approached through electric double wooden gates over a tarmac driveway with a large turning circle, providing private parking and giving access to the two link-attached garages.

Double gates set into high brick walling open to a gravelled courtyard, originally serving the stable wing and now providing access to the kitchen and range of stores which date back to the Georgian period. The well-maintained wraparound garden to the side and rear is laid mainly to level lawn and offers a stunning setting suitable for a house of its stature. It also features a generous paved terrace and pergola off the kitchen, ideal for outdoor entertaining and al fresco dining.

The gardens and grounds are home to some beautiful trees which offer additional privacy, including two larch trees, an oak, a willow and pine trees.

Location

The desirable Whitton residential area to the north-west of the popular and historic county town of Ipswich, offering local shopping and sports facilities namely the Whitton Sports and Community Centre as well as Anglia Retail Park. Ipswich town centre has a shopping district offering independent and high street stores and waterfront district has a marina, cafés and restaurants. The outdoor enthusiast is well catered for: in addition to watersports and riverside walks, the town sits on National Cycle Routes and is adjacent to the Suffolk and Essex Coast & Heaths National Landscape. Ipswich is also home to some of Suffolk's most well regarded primary and secondary state and private schools.

Transportation links are excellent: the A12 and A14 give access to the major regional centres and the motorway network, and Westerfield and Ipswich stations (2.6 and 3.2 miles respectively) offer regular services to Liverpool Street (from Ipswich in around 70 minutes).



Distances

- Ipswich 2.3 miles
- Claydon 3.2 miles
- Woodbridge 9.3 miles

Nearby Stations

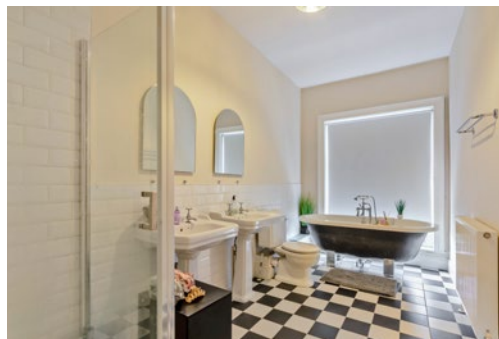
- Ipswich - main line
- Manningtree - main line

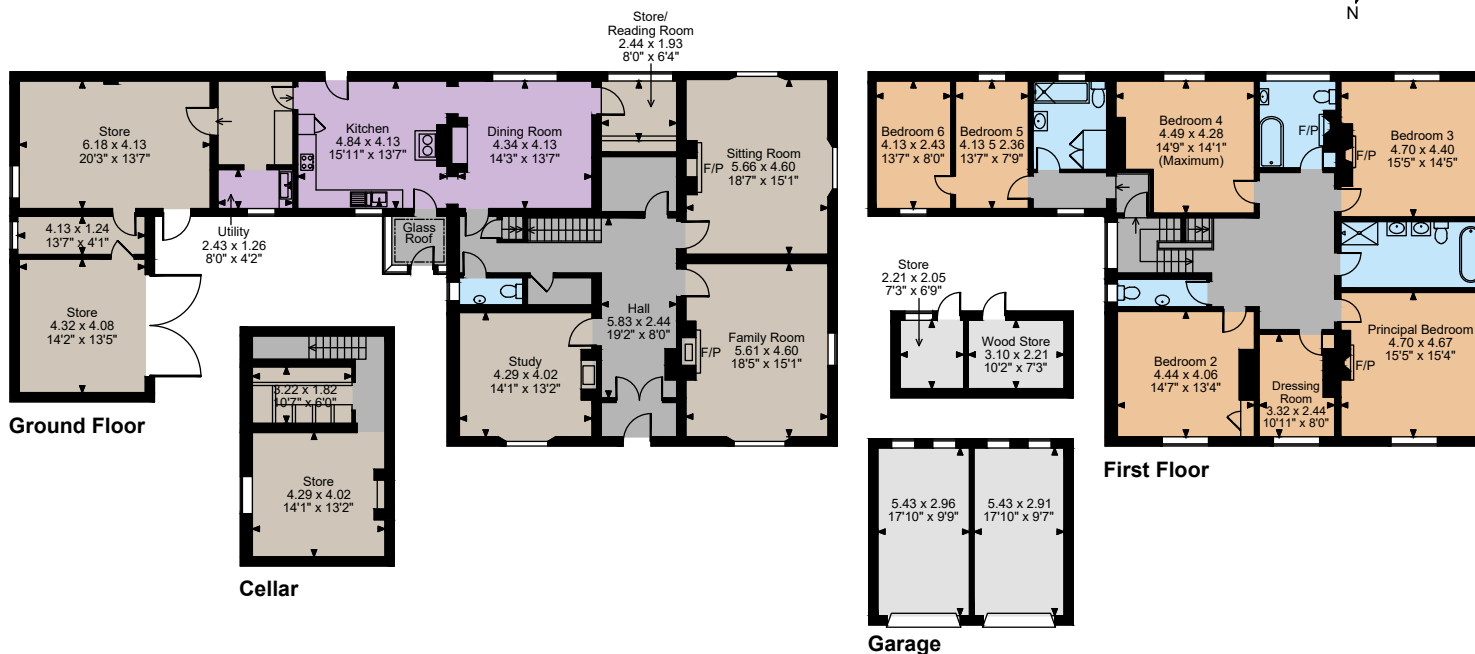
Key Locations

- Ipswich Waterfront/Marina
- Christchurch Park
- Wolsey Theatre
- Jimmy's Farm
- Suffolk Water Front

Nearby Schools

- Ipswich School and Prep
- Northgate High School
- Copleston High School





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

Main House internal area 4,576 sq ft (425 sq m)
Garage internal area 352 sq ft (33 sq m)
Store and Wood Store internal area 126 sq ft (12 sq m)
Total internal area 5,054 sq ft (470 sq m)
For identification purposes only.

Directions

IP1 6LT

what3words: ///spent.worked.taking

General

Local Authority: Ipswich Borough Council

Services: Water, electricity, drainage mains services are connected.

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

Council Tax: Band G

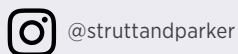
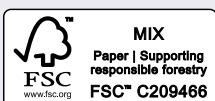
EPC Rating: D

Suffolk

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

01473 220444

ipswich@struttandparker.com
struttandparker.com



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including Prime Central London

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