



CHESTNUT HOUSE
PURDIS FARM, IPSWICH, SUFFOLK

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6 BEECHWOOD DRIVE, IPSWICH, SUFFOLK IP3 8UW

TOTAL APPROX. FLOOR AREA 3039 SQ FT / 283 SQ M

Chestnut House is a prestigious home positioned in one of the most desirable locations of Ipswich with close proximity to Purdis Golf Club and Heath



DISTANCES

- Ipswich town centre & station – 3.5 miles (London Liverpool Street 70 mins)
- Woodbridge – 8 miles
- Felixstowe – 9 miles
- A12/A14 good access
- Close to the popular Purdis Golf Club
- Close to Purdis Heath woodland offering beautiful walking routes
- Close to local amenities such as Waitrose and John Lewis

FEATURES

- Sought after private Purdis Farm development
 - Over 3000 sq ft of well-designed accommodation
 - Maintained to a high standard throughout with spacious family living accommodation, ideal for entertainment
 - Detached seven-bedroom residence
 - Living room with inglenook fireplace and log burner
 - Impressive open-plan kitchen and dining space, ideal for entertaining
 - Additional sitting room, study and utility room providing flexible living space
 - Two bedrooms enjoying en-suites
 - Double garage and ample parking
- Private, peaceful and well-established rear garden

O.I.E.O: £900,000



THE PROPERTY

Chestnut House is an exceptional home nestled in a prestigious location near Purdis Golf Club and the beautiful woodland of Purdis Heath.

The house itself boasts attractive elevations, and the accommodation is thoughtfully designed, flowing seamlessly from one room to the next comprising wonderfully proportioned, light-filled rooms with high ceilings throughout.

On the ground floor, there are multiple reception spaces including a sitting room, study, separate living room with charming inglenook fireplace with log burner, with double doors leading into a large and luxurious open-plan kitchen/dining area that looks out onto the garden with French doors for access, perfect for alfresco dining. The kitchen is fitted with a central island and breakfast bar and integrated appliances such as double oven, dishwasher, induction hob and extractor, with plenty of storage and workspace, and connects to a separate utility room.

The first floor offers 5 well-proportioned bedrooms, one of which is used as a dressing room. Two of the bedrooms benefit from en-suites with the family bathroom to service the remaining rooms. Ascending to the top floor there is a spacious landing with storage and two further double bedrooms.

Externally, the property offers a large driveway with parking for several vehicles and a double garage.

The east facing garden is of excellent proportioned, with a large patio area perfect for alfresco dining with the remaining laid to lawn with a wonderful established shrubbery border and a variety of trees and enclosed by fencing. There is a pergola with seating area underneath perfect for entertainment or relaxation.



LOCATION

Chestnut House is located in a prestigious and exclusive location in east Suffolk and is situated by Purdis Heath, a beautiful woodland and Site of Special Scientific Interest and heathlands, ideal for walking.

Ipswich is the county town of Suffolk and provides a comprehensive selection of independent and high street shops including a Waitrose and John Lewis within approximately 5 minutes; numerous restaurants; along with a variety of theatres, galleries, and museums. The mainline railway station offers direct trains to London Liverpool Street from 68 minutes.

The stunning Suffolk coast comprises delightful seaside towns and pretty villages. Felixstowe (8.5 miles) is a popular seaside town with a Blue Flag beach, promenade and pier. Aldeburgh (25 miles) is famed for its fish and chips and Scallop sculpture on the incredible beach. Orford (20 miles) has an enchanting 12th century castle and is home to the award-winning Pump Street Bakery.

Local sporting facilities are fantastic, and Chestnut House is close to Ipswich Golf Club and Ipswich Croquet Club; there have a myriad of gyms and swimming pools in the vicinity' including David Lloyd. Superb sailing is available on the River Deben, River Orwell and along the Suffolk coast. There are rugby clubs in Ipswich and Woodbridge and further golf clubs in Woodbridge, Thorpeness and Aldeburgh.

Local schools are excellent in both the state and independent sectors. Broke Hall Community Primary School and Copleston High School are popular state schools. There are also the renowned independent schools including The Royal Hospital School, Orwell Park Prep School, St Joseph's College, Ipswich School, Ipswich High School, Woodbridge School and Framlingham College.



DIRECTIONS (IP3 8UW)

From Ipswich town centre, proceed eastbound on the A1156 (St Helens Street), continuing onto Foxhall Road. Follow Foxhall Road for approximately 2 miles, passing through the traffic lights and continuing towards the A12/A14 interchange. At the roundabout with the large church on your right, take the third exit onto Bucklesham Road. Continue along Bucklesham Road for around half a mile, passing Ipswich Golf Club on your left. Take the turning on your right into Beechwood Drive, where the property will be found within the development.

What3words: [///prettyneeded.chill](https://www.what3words.com/prettyneededchill)

PROPERTY INFORMATION

Services: mains gas fired central heating, electricity, water and drainage are connected.

Mobile: Ofcom reports a good mobile signal from the 4 main providers at the property.

Broadband: Ofcom reports ultrafast broadband is available at the property.

EPC: TBC

Council Tax: G

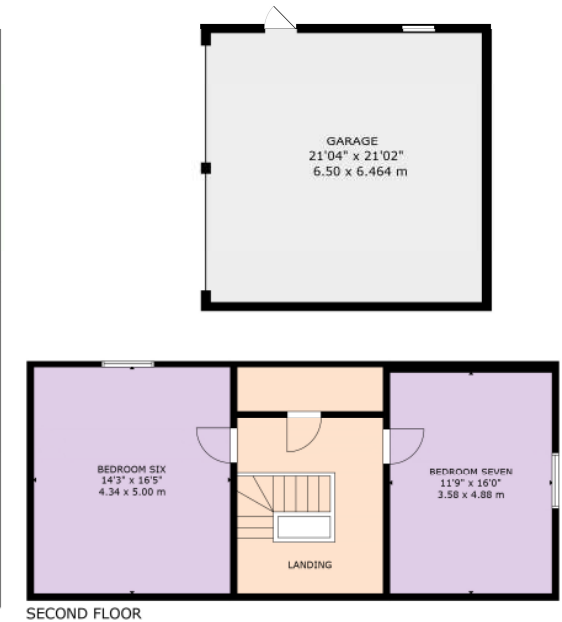
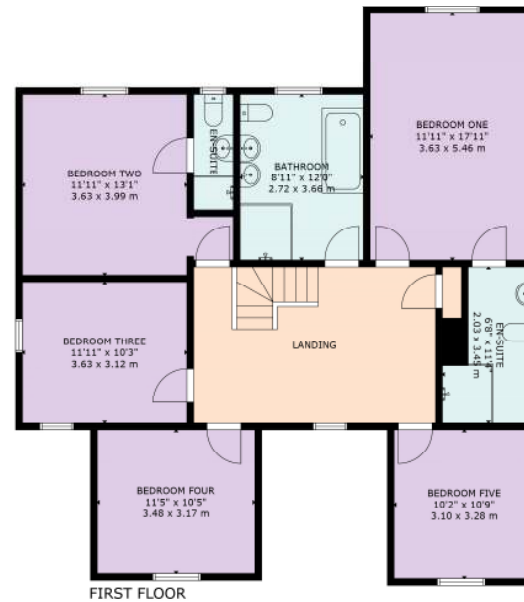
Tenure: Freehold with vacant possession at completion.

Fixtures and Fittings: Items regarded as fixtures and fittings, including carpets and curtains, are initially excluded from the sale, although certain items may be available by separate negotiation.

Viewings: By appointment with Jackson-Stops
Tel. 01473 218218.

Agents note Beechwood Drive is a private road, all residents contribute towards general maintenance which includes landscaping, planting, grass cutting and street lighting. The cost is £862.30.

BEECHWOOD DRIVE, IPSWICH
Total Approximate Internal Area: 283m sq/ 3039 sq ft exc Garage



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

"DoubleClick Insert EPC"

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JACKSON-STOPS 

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