



7 ST EDMUNDS ROAD
IPSWICH, SUFFOLK

JACKSON-STOPS 

7 ST EDMUNDS ROAD
IPSWICH, SUFFOLK IP1 3QY

TOTAL APPROX. FLOOR AREA 3,667 SQ FT / 340 SQ M

A distinctive Victorian town house with a delightful walled garden overlooking the grounds of the historic Ipswich School



DISTANCES

- Christchurch Park & Ipswich School – within a few minutes' walk
- Town centre & rail station – within walking distance (London Liverpool Street Station 60 mins fastest direct service)

FEATURES

- One of the iconic, link detached houses in a prime Ipswich street with south facing views over the Ipswich school's sports field
- Prime, highly sought after location, a few minutes' walk to Christchurch Park, the Ipswich school & town centre
- Offered for sale for the first time in over 50 years & requiring general updating with potential to create an elegant family town house
- 3,667 sq ft of accommodation including impressive, vaulted reception hall, well-proportioned drawing room & dining rooms
- Kitchen, utility room, pantry & cellarage
- Spacious landing, 5 double bedrooms & 2 bathrooms
- First floor study/potential bedroom 6
- Range of domestic stores
- Delightful south facing crinkle crankle walled garden
- Parking & off site nearby garage with further parking

Guide Price: £950,000



THE PROPERTY

Understood to date from 1897, no. 7 St Edmunds Road is one of the distinctive link detached town houses looking south over the sports field and buildings of the historic Ipswich School. With its fine elevations, the property retains its original architectural features including panelled doors, high skirtings and ceiling covings.

The panelled front door, with its flanking columns, opens into an entrance hall with twin stain glass doors leading into an impressive, vaulted reception hall with a fine staircase and large feature window. With high ceilings throughout the well laid out accommodation includes two principal south facing reception rooms, each with large windows which afford fine views across the gardens. Beyond the kitchen and its attractive bow window, is a good-sized utility room and there is a range of service rooms which include a butler's pantry, kitchen pantry, front and rear lobbies, together with a cloakroom, as well as a three-roomed cellar.

On the first floor, set off the spacious landing, are three principal bedrooms, two bathrooms and a smaller sixth bedroom/study, with a second staircase returning to the kitchen.

On the second floor are two further double bedrooms, together with a large tank room, which offers the potential for the creation of a bath/shower room. The rooms facing to the south enjoy a grandstand view across the school's cricket pitch with the townscape of Ipswich beyond.

The property benefits from a mains gas fired central heating system.



OUTSIDE

Delightful crinkle crankle walls enclose a sheltered and secluded south facing garden to the rear, with a central lawns bordered by colourful well-stocked herbaceous and shrub borders. There is an area of well-managed kitchen garden together with specimen trees and wall climbing roses, a wisteria and fig. Steps lead to a brick paved suntrap terrace along the rear of the property, set off which is a greenhouse and adjacent a range of brick domestic and garden stores, including the gardener's cloakroom. A gated path to the side of the house returns to the front garden where there is currently off-street parking for one vehicle, but with potential for the creation of further space.

GARAGE & FURTHER PARKING

The property has the benefit of an off-site single garage and further parking space approximately 50 yards along St Edmunds Road, which is included in the sale.

LOCATION

St Edmunds Road is regarded as one of the prime locations within Ipswich in the sought after residential area close to Christchurch Park. The magnificent park and adjacent Ipswich School are just a few minutes' walk, as are two of Ipswich's most iconic pubs with its town centre, whilst beyond, the rail station provides regular main line rail services to London's Liverpool Street Station, with the fastest taking just over one hour.



DIRECTIONS (IP1 3QY)

From the centre of Ipswich head in a northerly direction on the Henley Road. After passing the Ipswich School take the next left into St Edmunds Road where no. 7 will be found midway along on the left-hand side.

What3words: [///soda.logo.charmingly](https://www.what3words.com/soda/logo/charmingly)

PROPERTY INFORMATION

Services: Mains electricity, gas, water and drainage are connected to the property.

Mobile: Ofcom reports a good mobile service from the main providers.

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

EPC: F

Council Tax: Band G. Ipswich Borough Council.

Tenure: Freehold with vacant possession at completion.

Fixtures and Fittings: The fitted carpets, curtains and light fittings are all included in the sale, other items regarded as fixtures and fittings, may be available by separate negotiation.

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

ST EDMUNDS ROAD, IPSWICH
Total Approximate Internal Area: 340m sq/ 3667 sq ft



EXCLUDED AREAS: OUTBUILDING: 8 m²/91 sq ft BASEMENT: 20 m²/219 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

IPSWICH

01473 218 218

ipswich@jackson-stops.co.uk

jackson-stops.co.uk

onTheMarket.com

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