

THE RED HOUSE

ASHBOCKING, SUFFOLK

JACKSON-STOPS

THE RED HOUSE
ASHBOCKING, NR IPSWICH, SUFFOLK IP6 9LD

TOTAL APPROX. FLOOR AREA 3,614 SQ FT / 336 SQ M

A fine Victorian country residence set within a rural landscape and benefitting from studio outbuilding within 2.7 acres



DISTANCES

- Ipswich Town centre & rail station - 8 miles (London's Liverpool Street Station 60 mins)
- Woodbridge - 9 miles
- A14 junction at Claydon - 5 miles

FEATURES

- Detached Victorian property extending to over 3,600 sq ft
- Character features & detail throughout
- 3 reception rooms
- Kitchen/dining/living room
- Utility & boot room
- 5 bedrooms
- 3 bathrooms (2 en suite)
- Garaging
- Outbuilding with studio/games room & annexe potential
- Storage barn/workshop
- Biomass heating system
- Shingled driveways with parking both front & rear
- Lawned south facing gardens
- Tennis court
- In all extending to approximately 2.7 acres
- Offered with no onward chain

Guide Price: £1,350,000



THE PROPERTY

The Red House is a classic, non-listed Victorian residence. enjoying a secluded and semi-rural setting, positioned on the fringes of Ashbocking village. The property with its handsome red brick elevations and deep sash windows, offers light and elegantly presented accommodation, with the majority of rooms enjoying views across the gardens and surrounding countryside beyond.

The accommodation, which is arranged over two storeys, and extends to over 3,600 sq ft, offers a formal drawing room with attractive bay window, connecting to the adjoining atmospheric sitting room, with the equally well-proportioned dining room enjoying a twin aspect. The large and open plan Henry Gordon Jones handmade kitchen with AGA and central island unit, complete with breakfast bar, connects to the dining/snug with woodburning stove and double doors to the southwest facing terrace. Beyond lies the boot and utility rooms, together with cloakroom.

The first floor offers a principal bedroom, with walk-in dressing room along with en suite, whilst the guest bedroom offers an en suite shower room. There are three further double bedrooms with a family bathroom.









OUTSIDE

Approached through estate fencing, down a long shingle driveway, there is a central turning circle to the front elevation, whilst a rear drive affords access to additional parking and the garage. The gardens and grounds are mainly laid to lawn, with the largest area oriented to the south, and enclosed by established hedged boundaries, interspersed with mature trees. There is a paved terrace to the southwest of the property linking the kitchen to the garden, whilst a sheltered internal courtyard is currently arranged with hot tub.

The multipurpose outbuilding is currently being used as a studio/games room, with an area beyond including a shower room and offering annexe potential. In addition, there is a large garden machinery store/workshop, beyond which lies the tennis court which would benefit from being re-surfaced.

LOCATION

The Red House is positioned in a secluded rural setting just 8 miles north of Suffolk's county town of Ipswich, which provides a full range of local shopping and commercial facilities, as well as a wide choice of educational opportunities catering for all age groups. Regular main line rail services run from the town's rail station (15 minute drive) to London's Liverpool Street Station, taking about 60 minutes, and the A14 and A12, which bypasses the town, can be easily reached to provide direct road links with Cambridge and the Midlands, as well as London's M25 and London's Stansted airport. Recreationally Ipswich provides sports clubs catering for all interests including the nearby Henley Road tennis/squash/hockey club, a variety of golf courses on the edge of town and water sports opportunities on the East Coast estuaries.







DIRECTIONS (IP6 9LD)

From the centre of Ipswich travel in a northerly direction on the B1077 passing through the villages of Westerfield and Witnesham. At the Ashbocking crossroads turn left onto the B1079. Follow the road for approximately ¼ of a mile where the entrance drive will be found on the right-hand side flanked by estate fencing.

What3words: pianists.wonderful.risking

PROPERTY INFORMATION

Services: Mains water & electricity are connected. Private drainage system. Biomass heating system.

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

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

Council Tax: Band G. Mid Suffolk District Council.

EPC: F

Tenure: Freehold with vacant possession upon completion.

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

Viewings: Strictly by appointment with Jackson-Stops Tel. 01473 218218.



GROSS INTERNAL AREA
TOTAL; 341 m2 / 3,663 sq.ft
GROUND FLOOR; 181m2 / 1,946 sq.ft, FIRST FLOOR; 160m2 / 1,717 sq.ft
EXCLUDED AREAS
STUDIO / ANNEXE; 45m2 / 482 sq.ft, OUTBUILDINGS; 136m2 / 1,464 sq.ft
SIZE, LAYOUT AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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