



77B HENLEY ROAD
IPSWICH, SUFFOLK

JACKSON-STOPS 

77B HENLEY ROAD
IPSWICH, SUFFOLK IP1 3SB

TOTAL APPROX. FLOOR AREA 2,160 SQ FT / 200.7 SQ M

An example of considered architecture and interior design to offer open-plan living within a prime Ipswich address



DISTANCES

- Ipswich School & Christchurch Park – within a few minutes' walk
- Ipswich station – 1 mile (London Liverpool Street Station 60 mins approx.)
- A12/A14 – 3 miles
- Pin Mill & access to River Orwell - 7.5 miles
- Suffolk Heritage Coast – 15 miles

FEATURES

- Detached property extending to over 2,100 sq ft
- Open plan Kitchen/dining/living with glazed elevations
- Sitting room with oriel window seat
- Dual aspect fireplace
- Back-kitchen/utility room
- Double height entrance hall/study
- 4 double bedrooms
- Walk-in wardrobe/dressing room
- 2 bathrooms & shower room
- Covered terrace
- Detached home office/studio
- Private & sheltered garden with mature backdrop
- Driveway parking with electric gate

Guide Price: £950,000



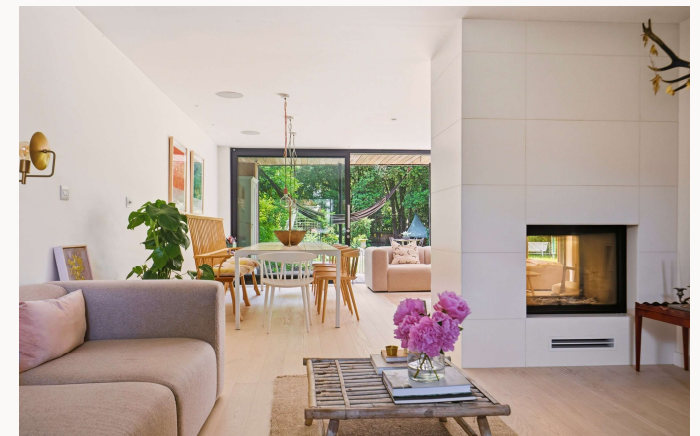
THE PROPERTY

Located within one of the most prestigious addresses in prime Ipswich, and within quarter of a mile of the 82-acre Christchurch Park, this property is an architectural masterclass of transforming a once ordinary building into a much loved and highly functional family home.

Remodeled by the current owners in 2017, the property presents black brick and timber clad elevations, beneath pitched tile and standing seam zinc roofs, and with an abundance of glazing, extends to over 2,100 sq ft and offers open plan living with great connectivity to the outdoors.

Every detail has been carefully considered and executed to a high standard, achieved through close collaboration with architect and client, and designed to maximise natural light with deep oriel windows, complete with seats and complimented by floor to ceiling sliding doors connecting with the covered terrace. Whilst for the winter months there is the dual aspect and glass fronted fire between both sitting and dining room. The aesthetic of the open-plan has been carefully considered with the addition of the back-kitchen/utility room, hidden from view, whilst not compromising on functionality. Completing the ground floor is the shower room/WC.

From the light and airy double height entrance hall/study area, the bespoke laminated plywood stair rises to the first floor and offers a main bedroom with walk-in wardrobe, along with en suite, together with a further three double bedrooms and central bathroom.



OUTSIDE

Detached and timber clad, and positioned to the front of the property is the useful home office/studio.

Set back from Henley Road and behind electric sliding gates, the driveway parking gives way to a landscape front garden, offering an attractive approach with mature planting, and a high degree of privacy from the hustle and bustle of the town.

Beyond full height sliding doors to the rear, a covered terrace links house with garden, which is mainly laid to lawn, whilst beyond the hedge is a shaded wooded area bordered by established Holme Oaks. To the side of the property there is a wide decked terrace complete with outside bath, with path returning to the front and connecting to the home office/studio.

LOCATION

77B Henley Road lies on the Northern side of Ipswich near the historic and picturesque Christchurch Park. The top performing Ipswich School, together with its prep department, is within walking distance, as are the town's central amenities, its pubs, restaurants, shops and offices, together with the rail station from where regular main line rail services run to London's Liverpool Street station in about 60 minutes.

The town is bypassed by the A12 and A14 dual carriageways which link to London's M25, Stansted Airport as well as Cambridge and the Midlands. Recreationally there are numerous golf courses on the edge of town, whilst the East Coast, Orwell and Deben Estuaries offer a wide range of water sport opportunities.



DIRECTIONS (IP1 3SB)

Heading north of Ipswich town centre on Civic Drive, at the roundabout continue straight across onto Berners Street. At the crest of the hill turn right onto Anglesea Road then left at the T-junction onto Henley Road. After passing Ipswich School the road bends to the left, where the property will be found on the left-hand side shortly after the turning to Constitution Hill.

What3words: ///also.funded.field

PROPERTY INFORMATION

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

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

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

EPC: C

Council Tax: Band E. Ipswich Borough Council.

Tenure: Freehold with vacant possession at 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: By appointment with Jackson-Stops
Tel. 01473 218218.

77B Henley Road, Ipswich

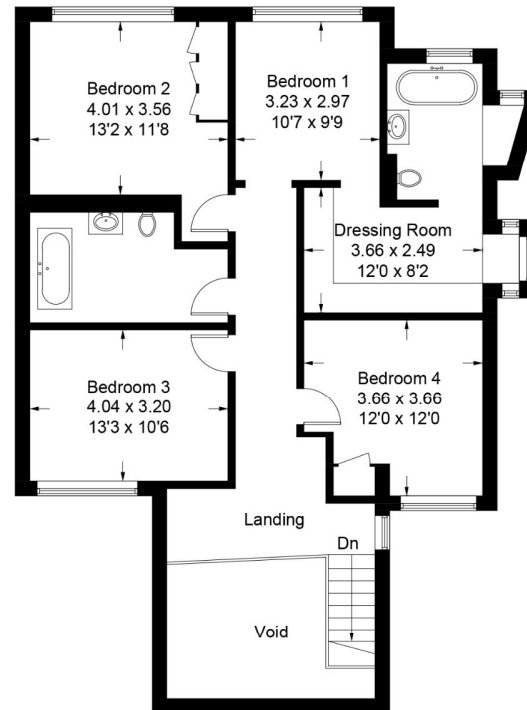
Approximate Gross Internal Area = 201.6 sq m / 2170 sq ft

Outbuilding = 14.6 sq m / 157 sq ft

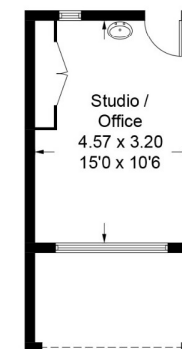
Total = 216.2 sq m / 2327 sq ft (Excluding Void)



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1328308)

IPSWICH

01473 218 218

ipswich@jackson-stops.co.uk

jackson-stops.co.uk



JACKSON-STOPS 

PROPERTY EXPERTS SINCE 1910