



## Impressive town house in popular area of town

**Tudor House, Stone Lodge Lane, Ipswich, IP2 9AR**

Freehold





5 bedrooms • 2 bath/shower rooms (1 en suite) • 3 reception rooms • breakfast room • kitchen, utility room & cellar • double cart lodge • mature gardens • about 0.6 acre

#### Local information

Tudor Lodge is situated in a well known residential area conveniently located approximately 1.5 miles to the south of the centre of Ipswich and is within walking distance of the main shopping centre. Ipswich railway station is a short walk away and provides a very good service to London's Liverpool Street Station. There is also easy access via Wherstead Road or London Road to the A12 and A14 trunk routes leading to London, Midlands and the north respectively. Schools, including St. Josephs College, are also within easy walking distance.

#### About this property

Tudor House is a delightful detached town house built of brick under a tiled roof and offers spacious accommodation over two floors.

The property offers well proportioned ceiling heights, original fireplaces, wooden floors and exposed oak beams and doors.

The ground floor accommodation comprises a spacious entrance hall that leads through to light and airy, spacious drawing room which benefits from an open fireplace with decorative mantle over and French doors onto the garden. The sitting room is on the other side of the hall, with an open fireplace and views of the gardens.

The breakfast room, kitchen and

dining room all lie along the eastern elevation and open into each other, offering an easy flow of rooms.

The first floor provides five bedrooms, a family bathroom and an en suite bathroom to the principal bedroom.

#### Outside

The mature gardens are a real feature of the property providing a high degree of privacy and seclusion. Shrubs and flower beds are interspersed throughout the garden as well as a number of specimen trees.

There is parking for several vehicles at the front of the property and the double cart lodge is accessed to the side of the house.

#### Services

Mains water, electricity, gas.  
Private drainage.

#### Tenure

Freehold

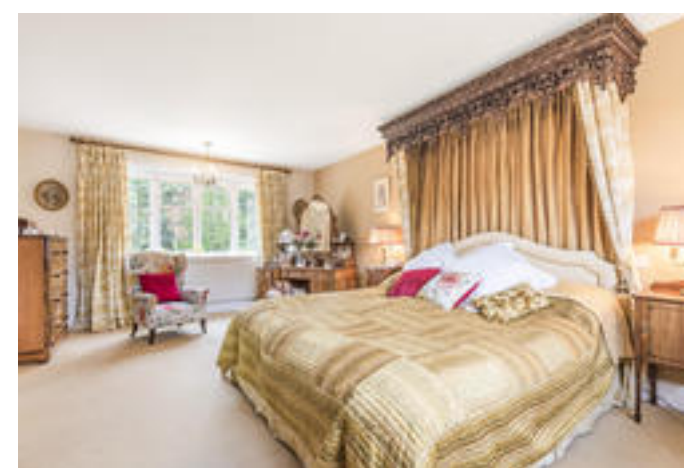
#### Local Authority

Freehold

#### Viewing

Strictly by appointment with Savills







Stone Lodge Lane, Ipswich, IP2 9AR

Approximate Area = 2459 sq ft / 228 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Savills (UK) Limited. REF: 642166

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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