



An impressive and substantial period village house

Rushmere Lodge, 140 The Street, Rushmere St Andrew, Ipswich, Suffolk IP5 1DH

Freehold





7 bedrooms, dressing room • 4 bath/shower rooms • 4 reception rooms, study • kitchen/breakfast room, utility & pantry, cellar • triple garaging • hard tennis court • garden & paddock • In all about 5 acres

Local information

Rushmere Lodge is located in the village of Rushmere St Andrew on the outskirts of Ipswich yet close to open countryside and within approximately 6 miles of the historic market town of Woodbridge. Rushmere St Andrew is considered one of the most sought after villages to the north-east outskirts of Ipswich, the County town of Suffolk. The village offers local amenities including a Church and a Public House. There are some fantastic walks in the countryside surrounding the property which falls within the Rushmere Hall primary and Northgate High School catchments.

Ipswich offers a wide variety of shopping, commercial and leisure facilities, which includes a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schools within both the state and private sectors which caters for all age groups. The town has good access to various road networks via the A12 to the south with links to London and the M25 and via the A14 to The Midlands and M11. Mainline rail links are to London Liverpool Street with a journey time of approximately 65 minutes.

A number of excellent golf clubs and sailing clubs are located nearby in the town and on the popular Suffolk Heritage Coast which is a short drive to the North via the A12 with its many

attractions which include the Tide Mill at Woodbridge, the world famous concert hall at Snape Maltings and the bird sanctuary at Minsmere.

About this property

Rushmere Lodge presents rendered and painted elevations enhanced with large windows under a pantile roof. The extensive accommodation is arranged over two floors, with an impressive porch set on Doric columns accessing the reception hall, off which is the well-fitted study (with door to the garden room), a stunning drawing room and cloakroom. Off the inner hall is the fine oak staircase to the first floor landing, it also serves the large dining room, cellar and boiler room with, beyond, a fully fitted kitchen/breakfast room, utility and cloakroom. The sitting/cinema room is located to the far end of the house.

On the first floor is an extensive landing with central cupola with adjustable lighting feature. There are 7 bedrooms, 2 bathrooms and 2 shower rooms and a staircase leading to the fully boarded attic. There is also a large loft around the central light tunnel that, subject to planning, could be developed into four rooms with dormer window if needed (the loft is lagged and sits over the main body of the house).

OUTSIDE

The long drive sweeps up to Rushmere Lodge to a wide



turning area with ample parking space. To the centre of the turning area is an island with brick dwarf wall surround and magnolia and with a lawn to either side.

There is a brick triple garage - 30' x 24' with power and light connected and there is a door to the side for separate access. A path to the side of the house leads to the rear lawned garden where there some wonderful specimen trees which include copper beach, oak and scots pine. To the rear of the kitchen there is terrace - ideal for relaxing and enjoying the splendid views over the garden.

The paddock measures just over 4 acres (sts) and has a hard tennis court to one side.

Services

Mains water, electricity, gas and drainage are connected to the property. Power points by the tennis court and terrace.

DIRECTIONS

With the church in Rushmere St Andrew village on your left hand side, continue for approximately 25 yards, past the large white house with a slate roof, which abuts the road, taking the next turning left. Continue up the shared private drive and Rushmere Lodge is at the end on the right hand side.

Tenure

Freehold

Local Authority

East Suffolk Council - Council Tax band H

Viewing

Strictly by appointment with Savills





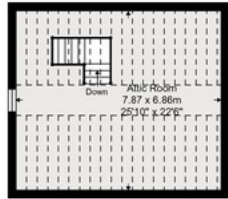
Rushmere St. Andrew, Ipswich, IP5 1DH

Approximate Area = 7522 sq ft / 687.7 sq m (includes garage)

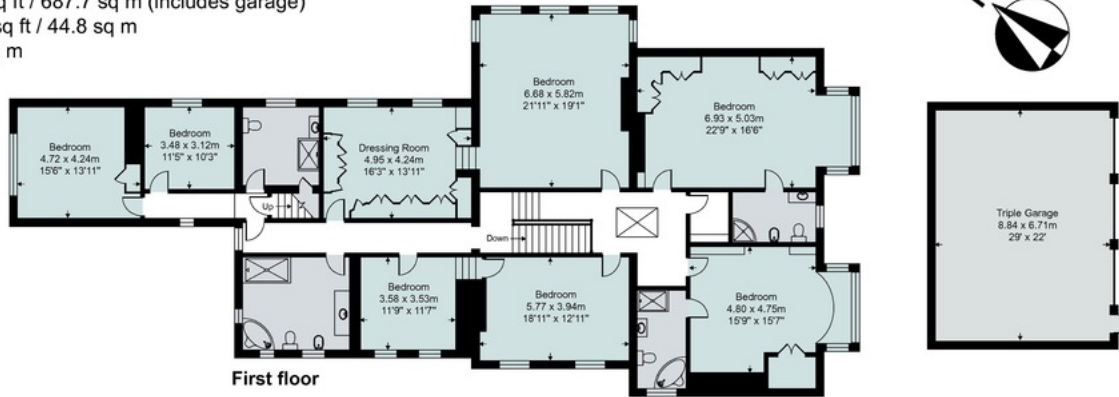
Limited Use Area(s) = 482 sq ft / 44.8 sq m

Total = 8004 sq ft / 743.5 sq m

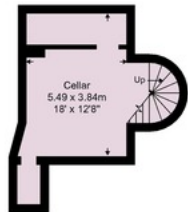
For identification only - Not to scale



Second floor



First floor



Lower Ground floor



Ground floor

Denotes restricted head height

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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