IMPRESSIVE FAMILY HOUSE IN A DELIGHTFUL SETTING WITH STUNNING GARDENS

Henley Lodge, 88 Henley Road,
Ipswich IP1 4NQ

Freehold - No chain
Beautifully modernised and extended house with superb accommodation.

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5 bedrooms  •  3 bath/shower rooms  •  entrance and reception halls  •  open plan kitchen/breakfast/dining/living room  •  sitting/cinema room  •  study, utility, WC  •  garage & parking  •  established gardens  •  About 0.33 acre  •  EPC rating = E

**Situation**

Henley Lodge is situated to the north of Ipswich town centre and in close proximity to Christchurch Park, which is one of the most sought after areas in Ipswich. It is within walking distance of Ipswich School and in the Northgate catchment area. The town centre, which has a wide variety of shopping, and recreational facilities, is a short walk away. There is a direct main line railway station in the town to London’s Liverpool street station, taking from 75 minutes. There is also good access to both the A14 and A12 trunk roads which lead to London, the Midlands and the major motorway network beyond.

**Description**

Henley Lodge dates back to 1930’s and is a wonderfully position detached house constructed from brick with part rendered and painted elevations under tiled roofs. Set back from the Henley Road, the house sits in a wonderfully private setting. The entrance into the house is through a central integral porch which opens into the impressive reception hall. To one side of the hall is the sitting room with bay window, fireplace and has previously been used as a cinema room. There is a study and utility room and door through to the rear hall and outside. A superb addition was added to the house in 2013 comprising an open plan dining/kitchen/drawing room which wraps around the central hallway and is a superb feature of the house. The kitchen area is wonderfully fitted with a comprehensive range of bespoke contemporary base and wall mounted gloss finished units with integrated appliances, instant boiling tap and Corian and wooden work surfaces. There is a matching island with cooker hob and extractor and further units with draws arranged under a large glazed ceiling lantern. The kitchen area opens directly out to the gardens through fully folding bi-fold doors. Beyond the kitchen area is an opening into the sitting room with bay window to the front. The first floor is reached via a winged staircase to a guest bedroom with a modern en-suite to one side. The large landing area gives access to 4 double bedrooms, a central family bathroom and there is an en-suite shower room off the master bedroom. In one of the bedrooms are two handmade fitted double bunk beds.
OUTSIDE

Henley Lodge is set well back from the road with extensive parking to the front and garage to the side. To the rear is a superb landscaped lawned garden with an Astroturf mini football pitch to the side and a large raised decked terrace fronting the back elevation. To the far side of the garden is a raised terrace to capture the late evening sun and ideal for al fresco dining. At the far end of the garden are some established trees and a private gateway to Ipswich Sports Club. There are established shrubs and trees around the garden which is also fully fenced with a garden shed and a sunken trampoline.

SERVICES

Mains electricity, water and drainage. Gas fired central heating

DIRECTIONS

From the town centre, proceed north on the Henley Road and continue over the traffic lights and the house is located a short distance along on the right, well before the Ipswich Sports Club with the entrance next to a post with a blue cycling sign on the top.

Tenure:
Freehold - No chain

Local Authority:
Ipswich Borough Council

Outgoings:
Council Tax band G

Viewing:
Strictly by appointment with Savills
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