



# Impressive contemporary home in a popular village

**Lime Tree House, Church Hill, Holbrook, IP9 2QP**

Freehold





4 bedrooms • 3 bath/shower rooms (2 en suite) • Open plan kitchen/spacious reception room • Utility • Potential studio/annexe • Private gardens & terrace

#### Local information

Lime Tree House occupies a quiet, secluded position in the heart of the village of Holbrook. The village is one of the most sought after in south Suffolk offering good daily facilities. There are more comprehensive educational, shopping and leisure amenities in Ipswich. The commuter can take advantage of Manningtree or Ipswich stations with journeys to London's Liverpool Street taking from 55 and 65 minutes respectively. There is also ready access to the A12 and A14.

#### About this property

Lime Tree House is a stylish and contemporary home. The property is constructed from brick under a tiled roof. The property is built to an exceptionally high specification throughout and includes under floor heating, granite worktops, bi-fold glass doors. The ground floor accommodation comprises a spacious, light and airy, open plan kitchen/breakfast room with integral appliances and a spacious island unit. The reception room space is cleverly separated by the stunning, spiral staircase in the middle of the room. Bi-fold doors lead out to the terrace, perfect for al fresco dining. The utility room lies just beyond the reception room. The impressive bespoke wood and steal spiral staircase rises to the first floor landing giving access

to the master bedroom with en suite bathroom. There are a further three bedrooms, an en suite bathroom and family bathroom.

#### Potential studio/annexe

The potential annexe is also beautifully finished with full height glass windows allowing for bright and light accommodation which comprises a reception room/bedroom, shower room and separate cloakroom.

#### Outside

The property is well set back from the road and approached across a paved driveway with parking for several vehicles. The rear gardens are landscaped and mainly laid to lawn with a stone terrace running along the rear of the house.

#### Services

Mains water, electricity, gas and drainage.

Directions: IP9 2QP

#### Tenure

Freehold

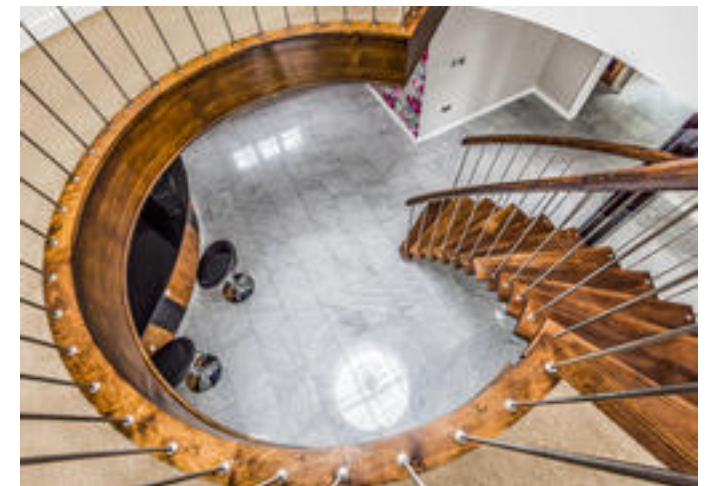
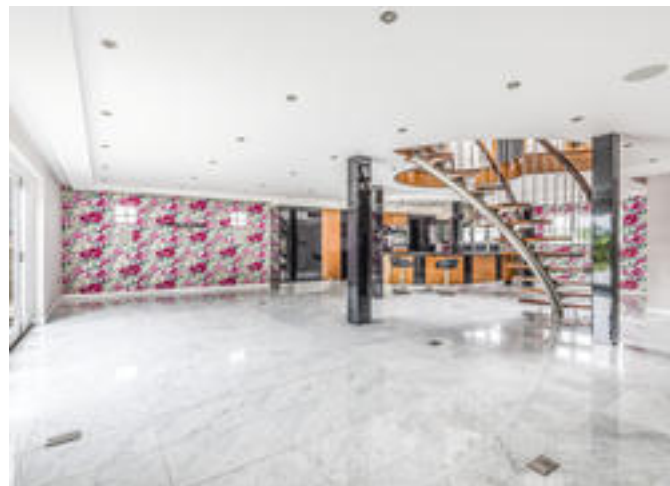
#### Local Authority

Babergh District Council

EPC rating = C

#### Viewing

Strictly by appointment with Savills or their joint agents.

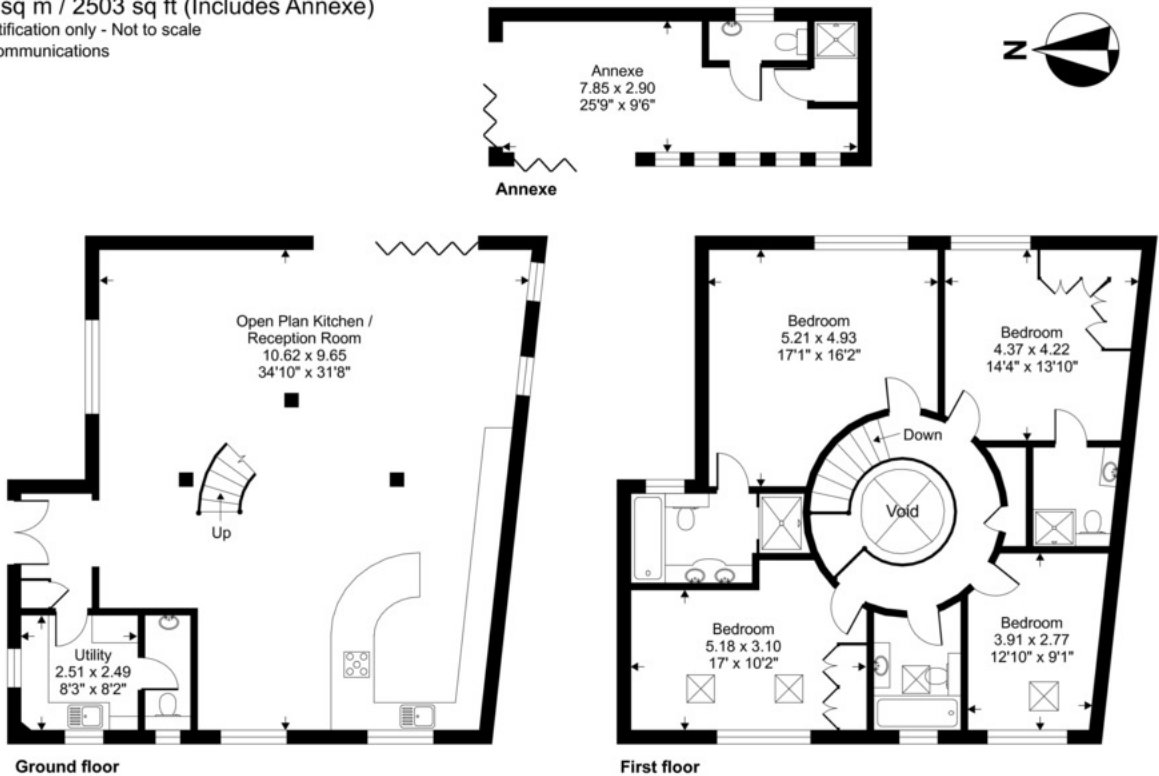






Church Hill, Holbrook, Ipswich, IP9

Gross internal floor area (approx):  
232.5 sq m / 2503 sq ft (Includes Annexe)  
For Identification only - Not to scale  
Niche Communications



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		
England, Scotland & Wales	76	83
EU Directive 2002/91/EC		

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