



## Georgian town house close to Christchurch Park

Hill House, 14 Anglesea Road, Ipswich, Suffolk, IP1 3PP

Freehold





4 bedrooms • bathroom • 2 cloakrooms • 4 reception rooms • Kitchen/breakfast room • Utility & cellar • Walled garden & outbuilding

#### Local information

##### Distances

Ipswich Station to London's Liverpool Street Station from 65 minutes

Hill House 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.

The town centre, which has a wide variety of shopping, and recreational facilities, is a short walk away. There is a main line railway station in the town to London's Liverpool street station, taking from 65 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.

#### About this property

Hill House, which is Listed Grade II of Special Architectural and or Historic Interest is a classic Georgian town house of great character.

The house is presented to a particularly high standard. The house has been sympathetically restored incorporating both period and contemporary features including decoratively tiled floors, open fireplaces, good ceiling heights and sash windows that provide light and bright accommodation.

The ground floor accommodation comprises four well proportioned

reception rooms with a delightful modern kitchen/breakfast room which runs the full length of the rear of the house and opens out on to the terrace and garden. There is also a utility room and ground floor cloakroom.

The cellar has been converted and is currently used as a playroom/storage room.

The first floor provides four bedrooms, a family bathroom and a separate cloakroom.

#### Outside

There is a charming, well stocked walled garden to the rear of the house with off road parking via electric gates and two large sheds.

#### Services

Mains water, electricity, gas and drainage.

#### Tenure

Freehold

#### Local Authority

Ipswich Borough Council

EPC rating = Exempt

#### Viewing

Strictly by appointment with Savills







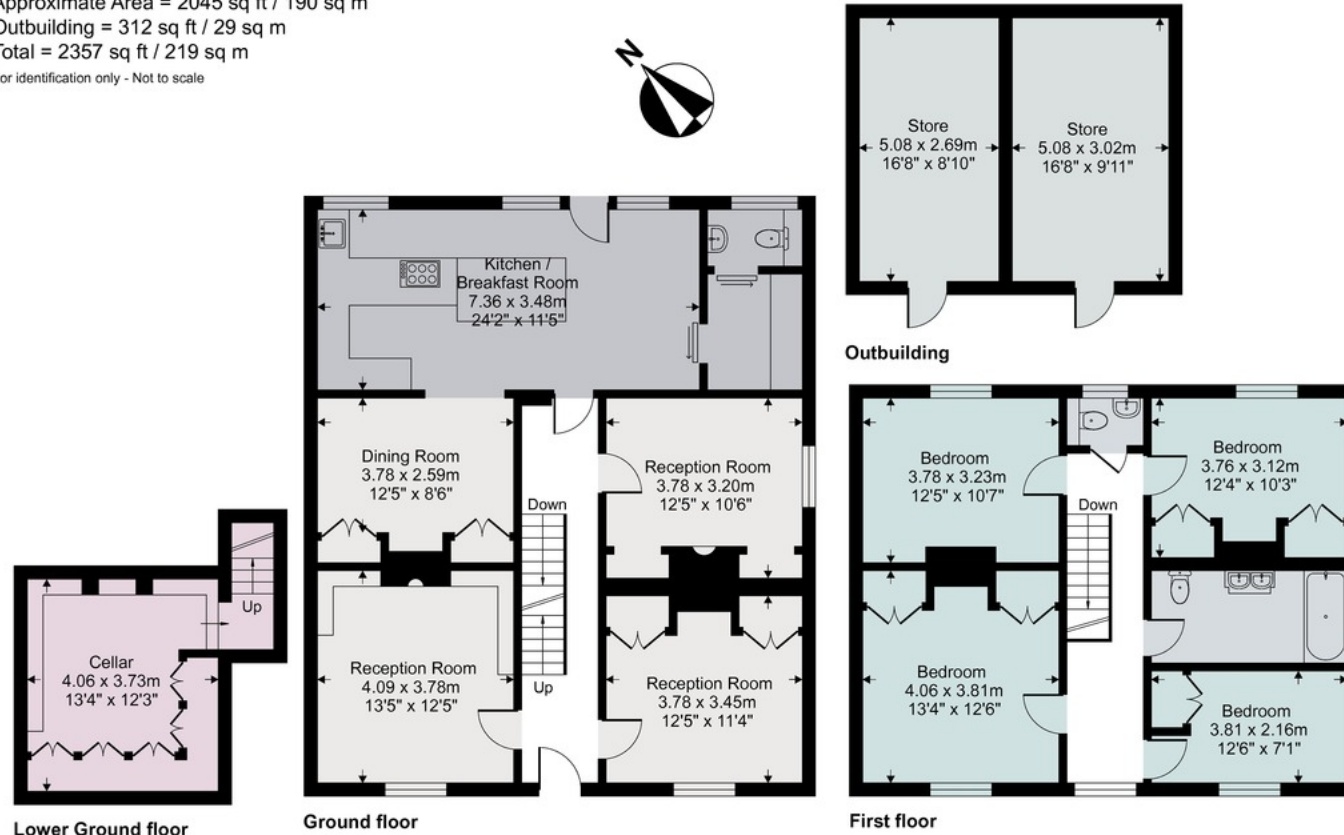
## Anglesea Road, Ipswich, IP1 3PP

Approximate Area = 2045 sq ft / 190 sq m

Outbuilding = 312 sq ft / 29 sq m

Total = 2357 sq ft / 219 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). © nitchecom 2020. Produced for Savills (UK) Limited. REF: 618051

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