



Exceptional house in about 1.7 acres with river views

**Broomhill, 47 Ipswich Road, Woodbridge, Suffolk IP12 4BT**

Freehold - no chain



Six bedrooms • two bathrooms (one en suite) • kitchen, utility, pantry and cellar • drawing room, dining room and study • gardens and terraces • ample parking, double garage and detached garage • about 1.73 acres

#### Local information

Broomhill occupies the most spectacular setting in a sought-after area in the historic market town of Woodbridge, providing wondrous views of the River Deben.

Woodbridge is a particularly favoured location, named one of the best places to live in the East of England by The Times. There is a great selection of boutique shops, restaurants, public houses and cafés. The Riverside is a charming independent cinema and restaurant and the Seckford Theatre has regular productions throughout the year. A railway station offers trains to London Liverpool Street via Ipswich (from 92 minutes).

Sporting facilities are fantastic. On the banks of River Deben, Woodbridge has superb sailing and rowing clubs as well as popular rugby, tennis and golf clubs. Deben Leisure Centre has a 25 metre pool and gym. Further afield, there are golf and sailing clubs at Woodbridge and Thorpeness, and clay pigeon shooting at Darsham.

Education provisions in the area are excellent in both the state and independent sector, including well-regarded Woodbridge School, Framlingham College and Ipswich School, all of which have accompanying prep schools and are included in the Good Schools Guide.

All times and mileages are approximate.

#### About this property

Offered to the market for the first time in over 38 years, Broomhill is an exceptional Edwardian house in grounds of about 1.73 acres, with incredible gardens and spectacular views of the River Deben.

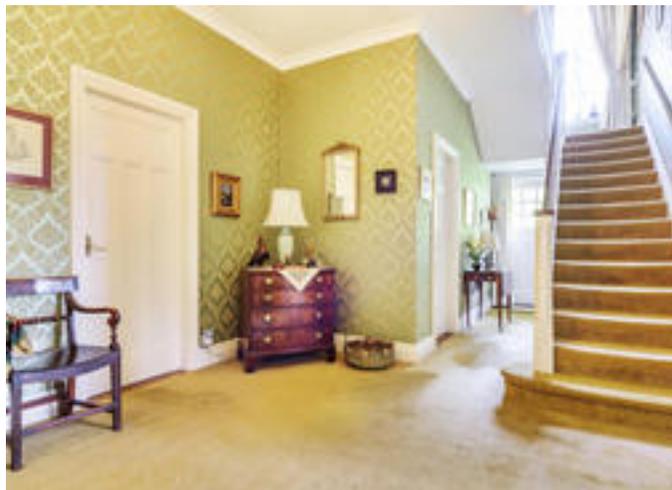
Built in 1910 – in the last year of Edward VII's reign – by acclaimed local architect Burgess & Brown, Broomhill retains many superb period features and is included in Sir Nikolaus Pevsner's 'Buildings of England' series.

The house is set back from the road, behind a generous front garden and shingle drive, offering ample private parking.

Characteristic of the period, Broomhill is built in an asymmetric design with high-pitched gables and large casement windows, providing copious natural light. There is especially attractive detailing to the rear including extended chimney stacks, an oriel and veranda.

Internally, the accommodation flows remarkably well and comprises well-proportioned rooms with high ceilings and period charm.

The original six-panel front door leads via a useful porch to the central reception hall, which has stairs to the first floor bedroom accommodation and doors to the drawing room, dining room, kitchen/breakfast room, study and lavatory.





The double aspect drawing room is an especially elegant room with a handsome wooden chimneypiece and picture rail. The large bay window has south-facing views over the beautiful rear gardens.

The impressive dining room is a generously proportioned space, perfect for entertaining, with French windows out to the terrace and gardens, providing views towards the river. To the front is the charming, double aspect study.

To the east of the building is the bright, double aspect kitchen/breakfast room with Bosch double oven, integrated dishwasher and capacious larder cupboard. A corridor leads to a further pantry, the cellar and to the double garage.

On the first floor are six well-appointed bedrooms and the family bathroom. The principal bedroom is a particularly special room with south facing views over the gardens and River Deben; the adjoining bathroom has a delightful, triangular oriel, bath and separate shower.

The building has substantial loft space which, subject to necessary consents, could be converted into wonderful bedroom accommodation with outstanding river views.

#### OUTSIDE

Set in about 1.73 acres, Broomhill has unusually expansive gardens. To the front, behind mature hedging, is an area of lawn and a shingle drive leading to a double garage and a detached further garage.

The rear, south facing, gardens

are extraordinarily special. Immediately behind the building is a terrace providing elevated views of the garden and of the river. Steps lead down to the verdant lawn with beautiful mature borders and specimen trees.

Progressing through the plot, the garden is divided into rooms, including a stunning rose garden, kitchen garden and herb garden, and leads to a summer house with amazing river views out towards Ramsholt, and a paddock at the far end. A back gate provides direct private vehicular access via Beech Way.

#### SERVICES

Mains electricity, water and drainages; gas fired central heating and solar panels.

#### Tenure

Freehold - no chain

#### Local Authority

East Suffolk District Council  
Council Tax Band G

#### Viewing

Strictly by appointment with Savills





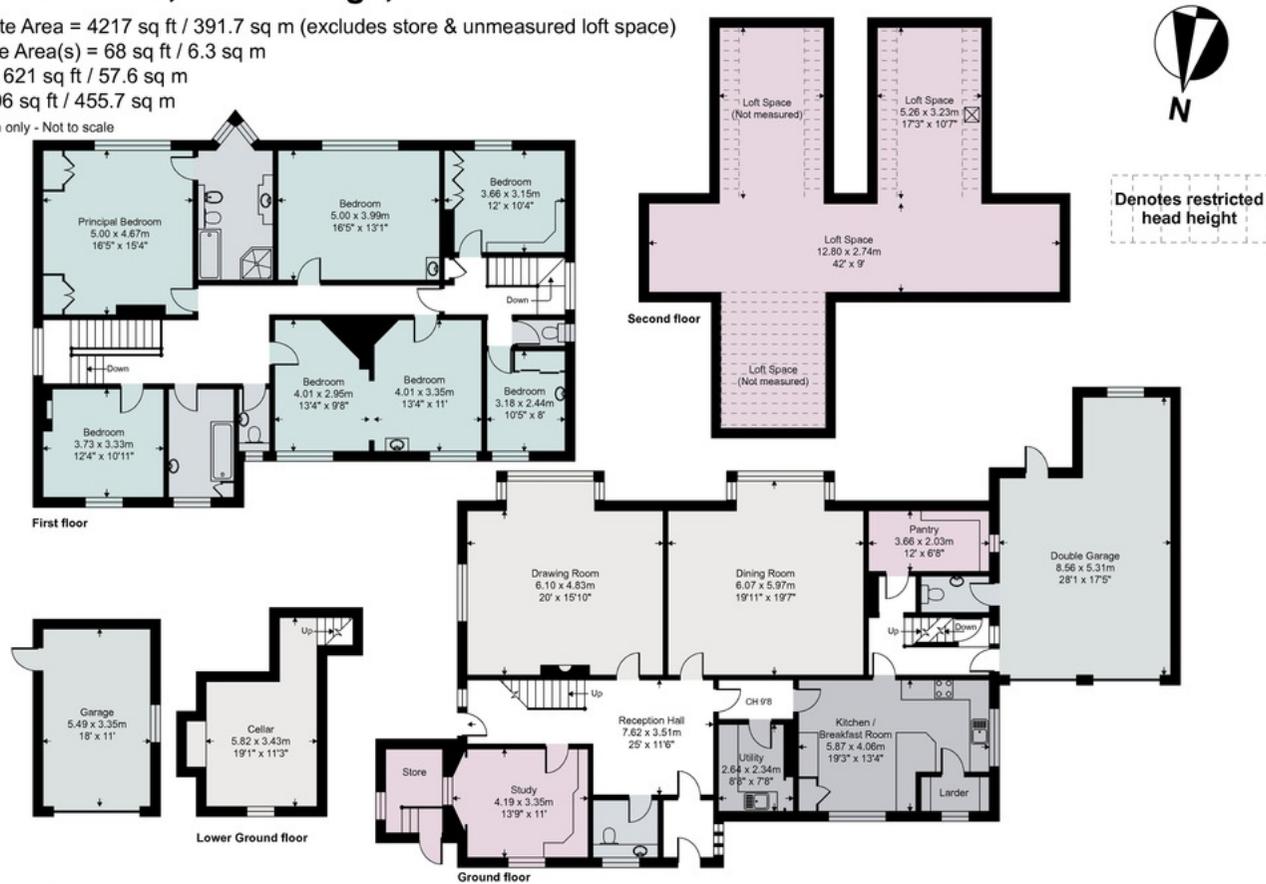




## 47 Ipswich Road, Woodbridge, IP12 4BT

Approximate Area = 4217 sq ft / 391.7 sq m (excludes store & unmeasured loft space)  
Limited Use Area(s) = 68 sq ft / 6.3 sq m  
Garages = 621 sq ft / 57.6 sq m  
Total = 4906 sq ft / 455.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Savills (UK) Limited. REF: 844404

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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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