



Excellent detached property in a sought after location

Oaklands, Constitution Hill, Ipswich, Suffolk, IP1 3RW

Freehold





Five bedrooms • kitchen and breakfast room • sitting room • dining room • study • utility/shower room • garden • ample parking

Local information

Oaklands occupies a wonderful position, among attractive period houses in a most sought after area of north Ipswich.

Ipswich is the county town of Suffolk and provides a wide selection of independent and high street shops; numerous restaurants including The Mariners, set on a 19th century Belgian gunboat; and a variety of theatres, galleries, and museums. A mainline railway station offers direct trains to London Liverpool Street from 68 minutes.

Historic market towns Woodbridge (8.8 miles) and Framlingham (16.3 miles) offer an incredible range of independent shops, delicatessens, cafés, restaurants and public houses. Framlingham Castle is an especially iconic local landmark, from where Mary I marched on London.

The stunning Suffolk coast, an area of outstanding natural beauty, comprises delightful seaside towns and pretty villages.

Aldeburgh (25 miles), the popular coastal town closely associated with Benjamin Britten, is famed for its fish and chips, pebble beach and 'Scallop' sculpture by Maggi Hambling.

The neighbouring village of Thorpeness has a charming boating lake, picturesque cottages and country club.

Orford (20 miles) has an enchanting 12th century castle and is home to the award winning Pump Street Bakery.

Local sporting facilities are fantastic: there are myriad gyms and swimming pools in the vicinity; the Ipswich Sports Club has eleven tennis courts and also offers squash, racquetball and hockey.

Superb sailing is available on the River Deben, River Orwell and along the Suffolk coast. There are rugby clubs in Ipswich and Woodbridge, and highly regarded golf clubs including Ipswich, Woodbridge and Aldeburgh.

Education provisions are excellent in both the state and independent sectors. Oaklands is ideally located for the renowned Ipswich School and well placed for the popular Northgate School.

Other local schools include Orwell Park Prep School, St Joseph's College, Ipswich High School, Woodbridge School and Framlingham College.

All times and distances are approximate.



About this property

Oaklands is a superbly proportioned and surprisingly spacious, five-bedroom, detached house with an attractive, tiered garden and ample parking.

Occupying a plot of over a quarter of an acre in a sought after position, Oaklands is a brick built building under a pantile roof, with a large drive to the front.

It offers a fantastic opportunity for renovation or, subject to necessary consent, extension, to create a fabulous family home.

Internally, the accommodation comprises light-filled rooms including the generous kitchen/ breakfast room, sitting room, dining room and study, all of which can be accessed from the central reception hall. There are four bedrooms on the ground floor with a further bedroom on the first floor.

The kitchen consists of a wooden worksurfaces, integrated appliances, a Rangemaster oven and copious storage cupboards. It opens out to a wonderful breakfast room which overlooks the terrace.

The double aspect sitting room is accessed via double doors and has a handsome chimneypiece; large windows flood the room with natural light.

The first floor has a further bedroom, an attic room and lavatory. It is the ideal space for children and teenagers.

To the rear of the building is an attractive, tiered, terrace garden with a variety of trees and

shrubs - perfect for alfresco dining. There is a large drive to the front offering ample parking.

SERVICES

Mains electricity, water and drainage; gas fired central heating.

Tenure

Freehold

Local Authority

Ipswich Borough Council

Council Tax

Band = F

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills



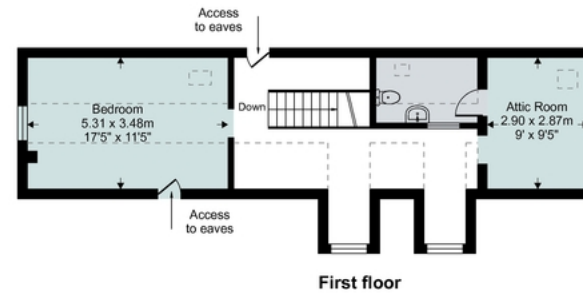
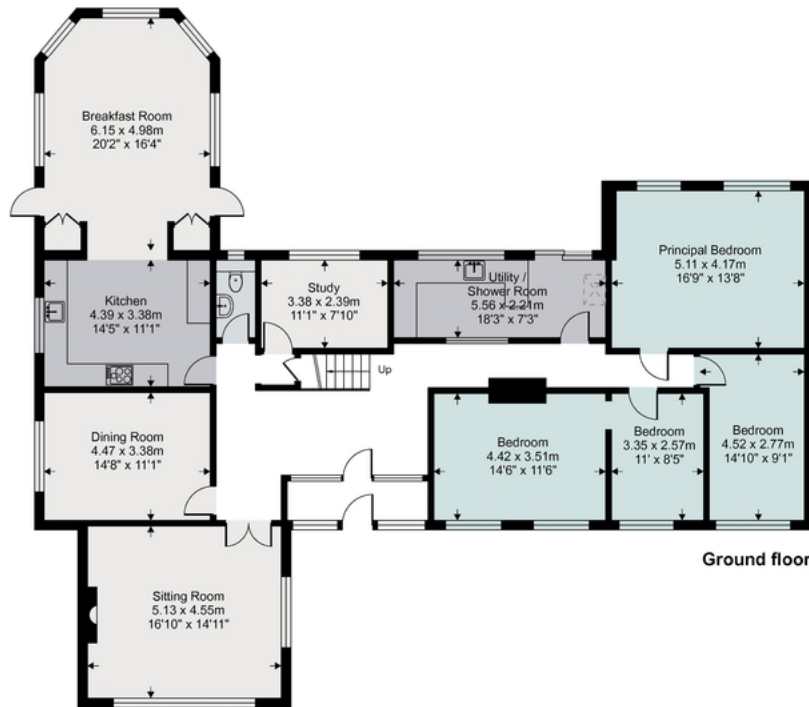


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Approximate Area = 2390 sq ft / 222 sq m
 Limited Use Area(s) = 232 sq ft / 22 sq m
 Total = 2622 sq ft / 244 sq m

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). © nīchecom 2022. Produced for Savills (UK) Limited. REF: 927573

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(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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