



River House, Church Lane Corner, Harkstead, Suffolk

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River House Church Lane Corner Harkstead Ipswich Suffolk IP9 1BU

A charming detached family home in an idyllic rural setting, with views over countryside and the River Stour.

Harkstead Beach 0.5 mile, Holbrook 1.9 miles, Shotley Gate 5 miles, Ipswich 7.5 miles, Manningtree railway station 8 miles (London Liverpool from 65 minutes)

Hall | Sitting room | Study | Dining room
Kitchen/breakfast room | Utility | Pantry
Cloakroom | Principal bedroom | Shower room
3 Further bedrooms | Family bathroom | EPC rating F

The property

River House sits in an enviable position overlooking the river whilst also being ideally positioned for access to Manningtree and Ipswich railway lines. The property combines light-filled accommodation with an emphasis on original features throughout, with gardens that wrap around the property on all sides, boarded by mature hedging giving it a great deal of privacy.

A spacious reception hall offers a warm welcome with a fitted wood-burner. The sitting room has a feature fireplace and is filled with natural light courtesy of its triple aspect and French doors which open to a decked terrace, extending the inside to the outside. The kitchen is another bright room offering space for informal dining and with an adjoining alcove providing a utility for domestic appliances and a pantry, with the dining room adjacent; providing the ideal space for entertaining. The flexible-use study is reached from the sitting room and has

skylight windows and terracotta tiled flooring. There is also a cloakroom. On the first floor, the principal bedroom has a large picture window offering views over the countryside and the river Stour; there is also two large walk in cupboards. There are three further bedrooms along with a family bathroom and a separate shower room.

Outside

A length of evergreen hedging surrounds the property with a five-bar timber gate which opens onto a gravelled driveway providing parking for a number of vehicles. The front garden is mainly laid to lawn, and offers an outlook over fields down to the River Stour. A decked platform adjoins the front of the house with timber pergola over which supports climbing plants; an ideal spot to enjoy the views with access from the sitting room. Timber fencing creates a divide to a secluded garden to the side and rear, with high level hedging and lawns interspersed with specimen trees. A gravelled outdoor setting, with direct access from the kitchen, offers opportunities for al fresco dining and relaxation.

Location

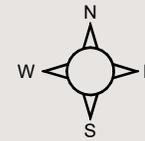
Harkstead is a charming, rural village situated on the sought-after Shotley Peninsular, with views over the River Stour and a short distance to Harkstead Beach. The village offers a public house and a village hall, as well as a large park nearby. Holbrook provides a range of amenities including a convenience store, primary school and a medical surgery. Ipswich offers a comprehensive selection of retail, leisure and cultural facilities including several sports clubs, restaurants, theatres and high street stores. Well-regarded schooling in the vicinity includes The Royal Hospital School, Finborough School, Old Buckenham Hall and Ipswich High School.

The A14 and A12 are both easily accessible providing main arterial routes in and out of Ipswich and the surrounding areas including the stunning Suffolk countryside and coastline. Leisure facilities in the area include sailing at Alton Water and on the Rivers Stour and Orwell.





Floorplans
House internal area 2,074 sq ft (193 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From the A14, take the exit at Junction 56 and join the A137 sign-posted to Ipswich. At the roundabout take the 2nd exit onto the B1456/ The Strand and after approximately 2.7 miles, turn right to join Harkstead Lane which links to Brick Kiln Road. Bear left and then take the right turn onto Ipswich Road. At the T-junction, turn left and the property will be found on the left.

General

Local Authority: Babergh District Council
Services: Oil fired central heating, all other mains services are connected.
Council Tax: Band E
Tenure: Freehold
Guide Price: £850,000

Suffolk

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