



Hill House, Bucklesham, Ipswich, Suffolk

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**STRUTT
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Hill House

Newbourn Road

Bucklesham

Ipswich

Suffolk

IP10 0BU

A beautifully presented Grade II Listed family home with glorious views over farmland, in a sought-after village location.

Felixstowe 6.9 miles, Woodbridge 7.7 miles, Ipswich 10.8 miles, Manningtree 15.8 miles, Aldeburgh 24.1 miles.

Entrance hall | Drawing room | Dining room
Kitchen/breakfast room | Utility room | Sitting room | Cellar | Principal bedroom with en suite shower room | 4 Further bedrooms | Family bathroom | Second floor attic rooms | Several outbuildings | Garden | EPC Rating E
In all 2.66 acres.

The property

Believed to date to the early 18th Century, Hill House is a charming property offering characterful accommodation throughout with an abundance of period features such as beautifully exposed beams and brick, open fireplaces. Benefitting from a number of useful outbuildings alongside grounds extending to 2.66 acres, Hill House makes for an ideal family home.

The ground floor accommodation is accessed via a double-height entrance hall, and comprises three reception rooms; a formal drawing room, with French doors opening to the garden; a dining room, ideal for hosting family and friends, with inglenook fireplace; and a further versatile sitting room complete with a log-burning stove offering informal space in which to relax. The well-proportioned kitchen with adjoining utility

room, are fitted with wooden cabinetry and an Aga stove creating a homely heart to the property as well as ample space for the family to gather.

The first floor rooms are accessed via two separate staircases. The principal bedroom has a decorative fireplace and benefits from an en suite shower room, whilst there are four further bedrooms with one currently being used as a study. A family bathroom and a cloakroom are also positioned on the first level, with a timber stairway rising to the top of the house, where three attic rooms provide potential for conversion, subject to the necessary consents.

Outside

The property is approached over a gravel driveway offering plenty of space for several cars. There are a number of outbuildings including a useful car port with stable, and three additional brick-built stores which also offer potential for alternative uses, subject to the necessary consents. The main gardens are predominantly laid to lawn with lengths of hedging, a number of specimen trees, an orchard garden and gravelled terracing alongside the house for al fresco dining or relaxing. A large paddock to the south of the property offers spectacular views as well as potential for equestrian use.

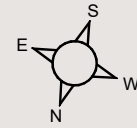
Location

Bucklesham is a rural parish with local amenities including a village hall, a recreation field, primary school and a pub with restaurant. Positioned within easy reach of both the A14 and A12, the property benefits from straight-forward access to the stunning Suffolk countryside and coastline. Nearby Martlesham provides everyday amenities, whilst the popular riverside town of Woodbridge has a thriving high street, with independent shops and restaurants. Ipswich offers a mainline train station with regular train services to London Liverpool Street. There are also a number of well-regarded schools in the vicinity in both public and private sectors.





Floorplans
 Main House internal area 3,042 sq ft (283 sq m)
 Carport internal area 622 sq ft (58 sq m)
 Outbuildings internal area 486 sq ft (45 sq m)
 Total internal area 4,150 sq ft (386 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, at the Seven Hills Interchange, take the exit sign-posted to Bucklehsam and follow the country lane to the T-junction. Turn right to join Main Road and at the next junction turn right onto Brightwell Road. Turn left to join Chapel Road and at the junction take the left turn following the sign-post to Newbourn. After a short distance the property will be found on the right.

General

Local Authority: East Suffolk District Council
Services: All mains services are connected. Gas central heating.
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,250,000

Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ
01473 220444

ipswich@struttandparker.com
 struttandparker.com



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