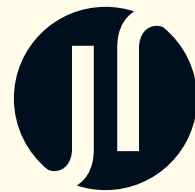




THE CEDARS
by



JAMES FRANCIS

2 CEDAR HOUSE, 46 ANGLESEA ROAD, IPSWICH

NO 2 CEDAR HOUSE

Well-appointed Victorian grandeur

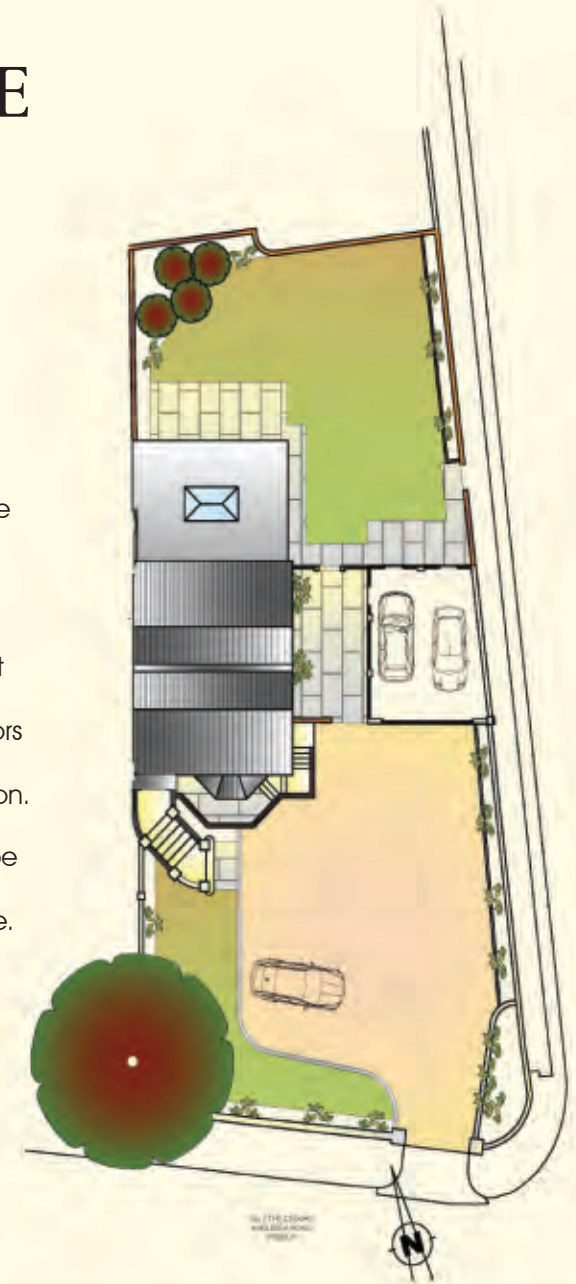
Overview

The Cedars, as it was originally known, was built in 1863 - designed by the renowned architect Frederick Barnes, who owned one of the largest practices in the town at the time. The building was first used as a boarding school for young women, as is documented in street directories of 1864 and 1885. In 1891 another renowned architect Brightwen Binyon acquired the property, which he converted into a family home where he lived until he retired in 1897. In the 1920s the building was bought by the Ipswich Psychic Society, where it was said that the Sherlock Holmes author Sir Arthur Conan Doyle was a frequent visitor.

The James Francis team has added a large orangery of around 40 Sqm and a lower ground floor extension of the same size. The rest of the building has been sympathetically renovated and restored to create this versatile and beautiful Victorian town house.

The home includes 5-7 double bedrooms and 3-5 reception rooms arranged over four floors – approaching 4000 sq ft including garaging. Outstanding features include a grand central staircase with light cascading down from the roof light through the four story's. This beautiful home also comes with replacement hardwood double-glazed box sash windows, stunning cast iron radiators, original working fireplaces, original restored Victorian floorboards, and two sets of French doors leading to the garden and the courtyard with access to the large double garage. The house is also equipped with the latest smart home technology, giving the homeowner access to the most up-to-date technology at the touch of a button.

Outside the property has large well established grounds with mature trees including a beautiful Cedar tree believed to be 200 years old. The graceful drive accessed through a synthetically restored Victorian front entrance. This beautiful home comes with the option of finishing the décor including kitchens and bathrooms to suit the buyer's requirements and taste.







Key Features

- Sympathetic restoration by James Francis Homes
- Approaching 4000 Sq Ft including garaging
- Prime Location
- Gated entrance with ample off road parking with a large double garage
- Many original features kept
- Flexible accommodation to suit all needs
- Buyers input on Kitchen & bathrooms
- Smart Home
- Home Security including CCTV
- Parking for 6-8 cars
- 5-7 Bedrooms
- Automated garage doors







LOWER GROUND FLOOR (ANNEXE)

The Lower Ground Floor is accessed by its own front door entrance into lobby, or via the stairs from the orangery through the wine cellar/ cinema room. This floor benefits from large sash bay windows at the front & two high-line double glazed sash windows to the side. The principle space can be tailored to suit the buyer's requirements, and could be used as a separate annexe for either a one or two bedroom apartment or the space could be converted into separate rooms such as a gym, games room, or music room etc. The plan shows just one of many options possible for the Lower ground floor and shows a 1 bedroom self-contained apartment at the front, with a home cinema/games room for the main house at the back.

Wine Cellar/Home Cinema Room:

17' 2" x 15' 3"
(5.23m x 4.64m)



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UPPER GROUND FLOOR

Drawing Room:

17' x 16'
3" (5.18m x 4.95m)

Kitchen:

13' 3" x 9' 10"
(4.05m x 3.00m)

Breakfast Room:

15' 7" x 9'
6" (4.75m x 2.90m)

Orangery:

22' 10" x 16'
7" (6.97m x 5.06m)



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UPPER GROUND MEZZANINE

Study/Dressing Room:

9' 5" x 7' 4"
(2.87m x 2.24m)

Bedroom 2:

16' 2" x 9' 4"
(4.94m x 2.84m)



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FIRST FLOOR

Bedroom 1:

15' 8" x 11'

11" (4.77m x 3.62m)

Bedroom 3:

13' 7" x 7'

4" (4.15m x 2.24m)



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SECOND FLOOR

Bedroom 4:
15' 10" x 12'
4" (4.83m x 3.76m)

Bedroom 5:
16' 2" x 10'
6" (4.94m x 3.19m)

Bathroom:
12' 8" x 7' 8"
(3.85m x 2.33m)



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Bespoke Finishing SERVICE

James Francis will tailor this property to meet your needs and desires, if it's to be your house, then why not have it your way.

It all starts with a choice of kitchen, bathrooms, flooring and tiling, beyond that it's about your imagination. Over the next few pages you'll see examples of our previous bathroom and kitchen designs. We have also created an in-situ kitchen design, modern and traditional options available to suite.

- **Kitchens/bathrooms and ensuites**
- **Flooring and tiling**
- **Sanitaryware**
- **Smart home upgrades**
- **Home cinema and games rooms**
- **Decor & Lighting**
- **Auto blinds and curtains**
- **Summerhouse**
- **and much more...**



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PARK LIFE

They say location is everything, so be sure to take a short walk along Anglesea Road to Henley Road, past Ipswich School - an independent school granted its charter by Henry VIII - and you'll discover Christchurch Park. Set in more than 80 acres of rolling lawns, it includes wooded areas, ponds, tennis courts, play areas, a café and delicately created arboretum. It is also home to Christchurch Mansion, a beautiful Tudor building housing a museum and art gallery.



Ipswich School



Christchurch Mansion

IPSWICH LIFE

The development of the Ipswich Waterfront over the last decade has, without question, been one of the most successful brownfield regeneration stories in the UK and has led to the opening of stylish new restaurants and hotels. The recently re-developed Buttermarket retail and leisure facility, complete with a compelling family dining zone Already featuring great restaurants, a 14 screen cinema, 12 lane bowling alley, and many high street shopping brands.



Cedar House

Ipswich School

Christchurch Park

Town Centre

University of Suffolk

The Waterfront

Ipswich Town Football Club

Train Station



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