



THE CEDARS

by



JAMES FRANCIS

1 CEDAR HOUSE, 46 ANGLESEA ROAD, IPSWICH

NO 1 CEDAR HOUSE

Well-appointed Victorian grandeur

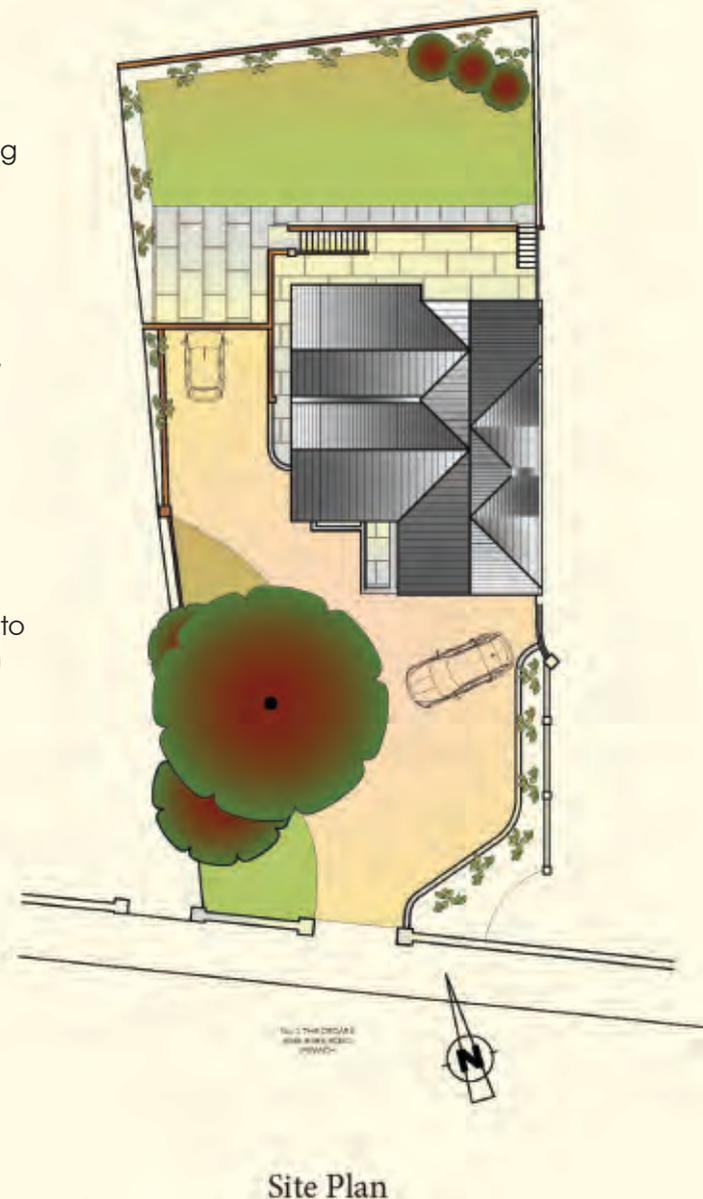
Overview

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.

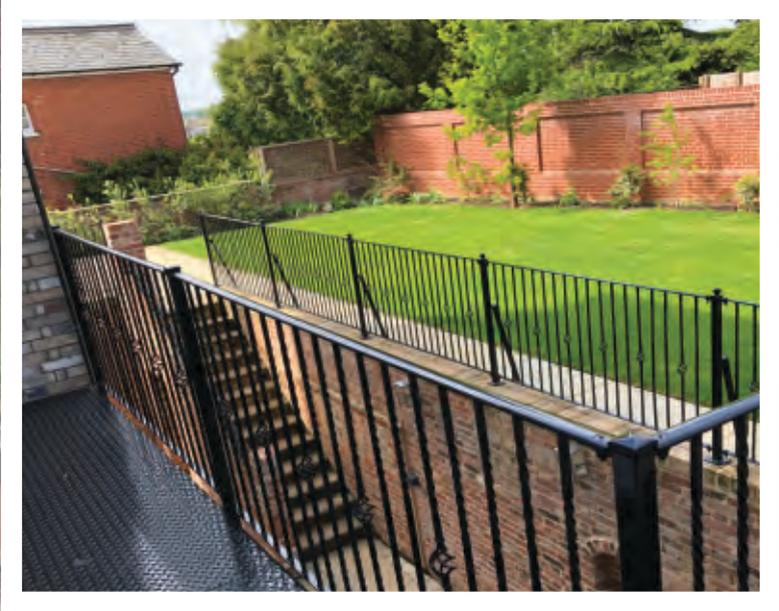
The James Francis team has added a three-storey extension to the building, in matching Suffolk white brickwork, and sympathetically restored the original building to create a beautiful Victorian town house. The home includes 5-7 double bedrooms and five reception rooms arranged over four floors – approaching 4000 sq ft including garaging.

Some of the outstanding features include a grand oak staircase, new hardwood double-glazed box sash windows, stunning cast iron radiators, original working fireplaces, refurbished Victorian floorboards, French doors and a subterranean double garage under the garden. 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 property is surrounded by the beautiful original Victorian perimeter wall and accessed through the original double gated 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 and subterranean garage
- Many original features kept
- Smart Home
- Flexible accommodation to suit all needs
- Buyers input on Kitchen & bathrooms
- Home Security including CCTV
- Parking for 6-8 cars
- 5-7 Bedrooms
- Automated garage doors



LOWER GROUND FLOOR

Lobby:
13' 7" x 7' 7"
(4.13m x 2.32m)

Living/Dining Room:
22' 10" x 16' 10"
(6.97m x 5.13m)

Kitchen:
13' 5" x 13' 4"
(4.09m x 4.06m)

Utility:
9' 2" x 5' 1"
(2.80m x 1.54m)

Reception Room:
16' 10" x 11' 11"
(5.14m x 3.63m)

Outside:
Optional electric gated entrance, ample parking to front, gates to side courtyard, sunken rear courtyard and subterranean double garage. Generous garden space, lawn, planting and mature trees.



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UPPER GROUND FLOOR

Living Room 2:
22' 10" x 16' 10"
(6.97m x 5.13m)

Reception Room:
16' 11" x 12' 9"
(5.15m x 3.89m)

Reception Room with Kitchenette:
18' 11" x 13' 9"
(5.76m x 4.18m)



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FIRST FLOOR

Bathroom:

9' 2" x 7' 4"
(2.79m x 2.23m)

Bedroom 1:

18' 4" x 12' 11"
(5.59m x 3.68m)

Dressing area:

9' 9" x 4' 5"
(2.96m x 1.35m)

Ensuite:

8' 2" x 4' 5"
(2.49m x 1.35m)

Bedroom 2:

12' 10" x 12' 6"
(3.91m x 3.82m)

Ensuite:

8' 7" x 4'
(2.61m x 1.23m)

Bedroom 3:

13' 7" x 10' 8"
(4.14m x 3.24m)



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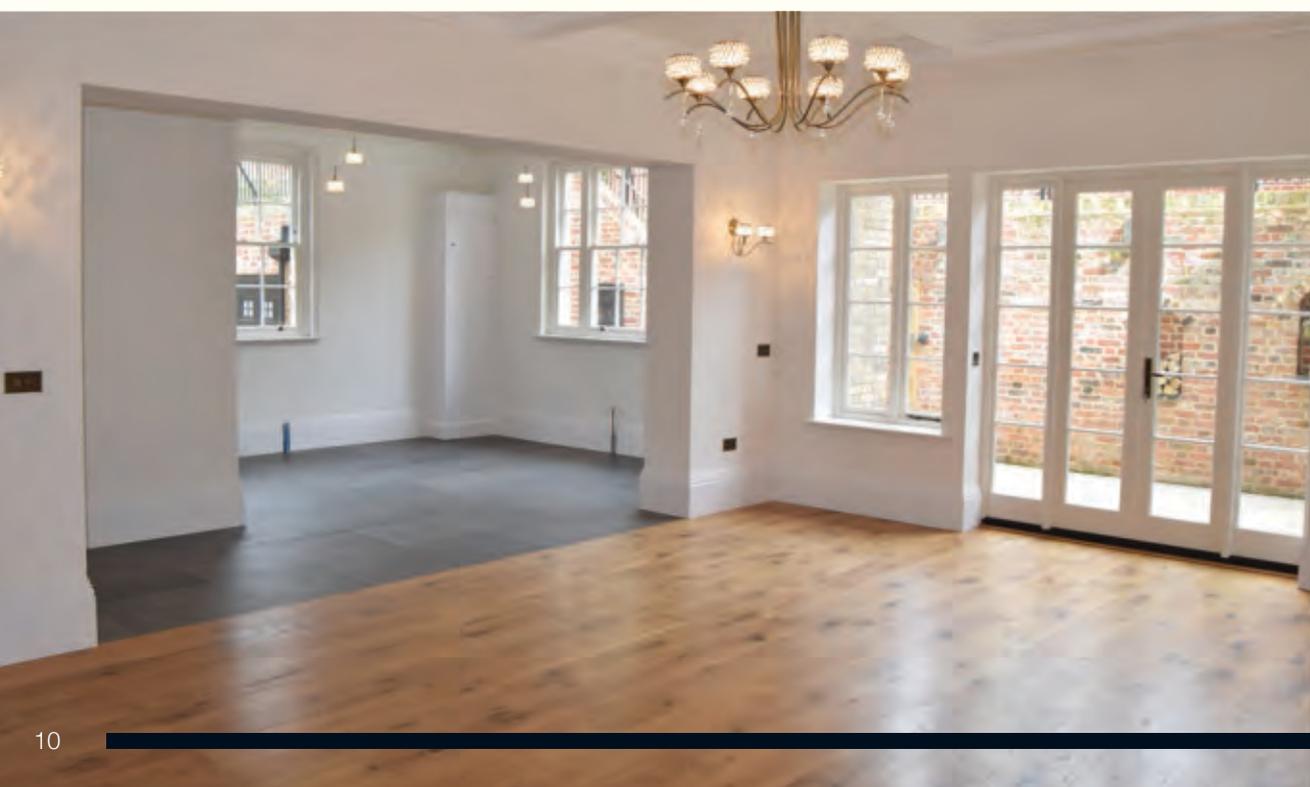
SECOND FLOOR

Bedroom 4:
21' 11" x 18' 3"
(6.69m x 5.56m)

Bedroom 5:
17' x 12' 10"
(5.18m x 3.92m)



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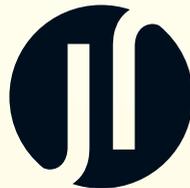


Bespoke Finishing SERVICE

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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