



Dale Hall Lane

Ipswich, IP1

£1,300,000-£1,400,000

Wimbledon House – A Stunning Contemporary Residence in a Secluded Setting

An individually designed modern home set in mature grounds approaching 1/3 acre, moments from Christchurch Park and Ipswich town centre.

Tucked away in a quiet, private no-through lane, Wimbledon House is a newly built, architect-designed detached home of rare distinction. Set within mature, landscaped gardens of approximately 1/3 acre, this outstanding residence combines contemporary luxury with



Property Features

- Private position
- Third of an acre plot
- Master suite
- Double integral garage
- Gated home

Full Description

DESCRIPTION

Finished to a superb specification throughout, the property features five bedrooms, multiple reception spaces, and an exceptional 38ft open-plan kitchen, dining, and family area - the heart of the home - with full-width concertina doors opening onto a large decked terrace and secluded gardens beyond.

Ideally located just moments from Christchurch Park, the property is within easy walking distance of the top-performing Ipswich School, the town centre, and a range of independent shops, restaurants, and cultural venues. Ipswich Station offers direct mainline rail services to London Liverpool Street in approximately 70 minutes, while the A12 and A14 offer quick connections to Cambridge, the Midlands, London (via the M25), and Stansted Airport.

- Key Features
- Individually designed detached house (recently completed)
 - Tucked-away location in a private, no-through lane
 - Set within secluded mature gardens of approx. 1/3 acre
 - Five spacious bedrooms, including a luxurious full-floor principal suite
 - Impressive open-plan kitchen/dining/family room (38ft) with vaulted ceiling
 - Underfloor heating throughout with Travertine flooring
 - Integral double garage being used as a gym and potential for lift installation
 - Comprehensive modern security system
 - Multiple high-spec bathrooms including two en-suites and a luxury family bathroom
 - South-east facing gardens with decked terrace and granite patio

Walking distance to Ipswich School, Henley Road Sports Club, and Christchurch Park

Accommodation Overview

Ground Floor

The home is entered via a covered gabled porch and a striking custom-made Canadian pine and walnut front door. The spacious entrance hall sets the tone with Travertine tiled flooring, feature staircase with concealed lighting, and sleek walnut detailing throughout.

The elegant sitting room 1 (19'3 x 15'9) enjoys garden views and features a remote-controlled gas fireplace, surround sound wiring and mood lighting. Sitting room 2 (17'6 x 17'3) is dual-aspect with French doors to the rear garden

The true heart of the home is the 38ft kitchen/dining/family room, a stunning open-plan space with a vaulted ceiling, triple aspect windows, and bespoke fitted kitchen with all integrated appliances, boiling/filtered water taps, and a breakfast bar. Concertina doors open seamlessly to the decked terrace.

Additional ground floor rooms include a study, utility room, and a high-spec cloakroom with recessed lighting and Travertine tiling. There is also provision for a lift (shaft in place) linking the lower ground double garage to the main floor.

First Floor

The first floor houses four double bedrooms, including a generous guest suite with bay window and en-suite shower room. All rooms feature computer, telephone, and TV points, with lovely garden or treetop views.

The luxurious family bathroom is fitted to an exceptional standard, with contemporary Italian tiling, freestanding bath, twin basins, and walk-in shower.

Second Floor – Principal Suite

Occupying the entire top floor, the principal suite is an indulgent private retreat. The bedroom opens into a spacious dressing area with bespoke fitted wardrobes and a central walk-in closet. The luxury en-suite bathroom features a freestanding bath, large walk-in shower, vanity basin, and Travertine tiling. Skylights and a private balcony offer treetop views and serene morning light.

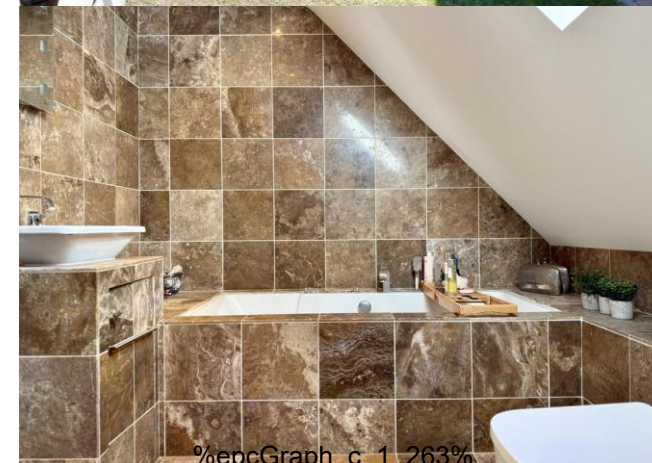
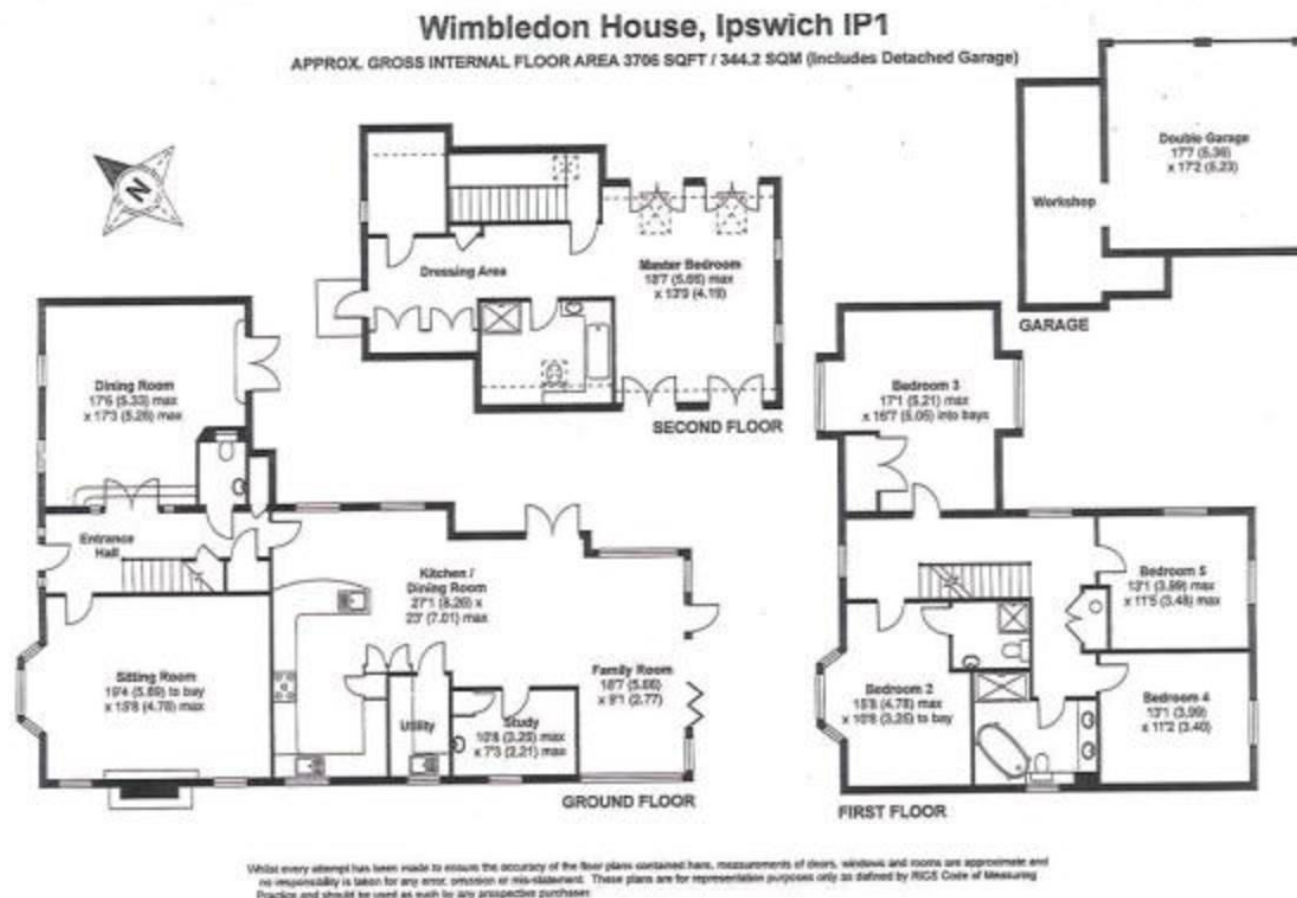
Outside

A electric gated driveway offers parking for several vehicles and leads to the integral double garage with electric doors, currently being used as a gym, and internal access. The garden is both generous and private, with extensive lawns, decked and granite paved terraces, mature trees including beech, Scots pine, holm oak, and feature planting.

The rear garden enjoys a southerly and easterly aspect, with ambient lighting throughout and Mediterranean-inspired landscaping - ideal for entertaining or relaxing in complete privacy.







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.