



HENLEY GATE

IPSWICH • SUFFOLK

Nestled on the edge of the tranquil Suffolk countryside, a new home at Henley Gate will enjoy all the benefits of a beautiful 75 acre country park, a new primary school as well as purpose built shopping and community facilities.

2, 3, 4 & 5 BEDROOM HOMES



HENLEY GATE



WELCOME TO LIFE IN IPSWICH

Be inspired by living in one of the most historic towns in England, a short distance from the coast and local areas of outstanding natural beauty.

On your doorstep

A highly sought-after location, Ipswich really does have it all. A vibrant town centre with a rich heritage surrounded by beautiful countryside offers the best of both worlds on your doorstep.

- 1 Christchurch Park and Mansion
- 2 Ipswich Waterfront
- 3 Buttermarket Shopping Centre
- 4 Ipswich Museum
- 5 Jimmy's Farm & Wildlife Park
- 6 The Woolpack pub, Ipswich
- 7 The Swan pub, Westerfield
- 8 St Mary-le-Tower Church
- 9 Asda Superstore
- 10 Chantry Park
- 11 Ipswich Haven Marina
- 12 Ipswich Football Club

Education

As part of the development, Henley Gate will benefit from a fantastic new primary school. Ipswich also provides a range of schools, from nursery to secondary, and is the home of the University of Suffolk.

- 13 Acorn2Oak Preschool
- 14 Highfield Nursery School and Children's Centre
- 15 Small World Kindergarten
- 16 Castle Hill Primary School
- 17 Dale Hall Community Primary School
- 18 Rushmere Hall Primary School
- 19 St Pancras Catholic Primary School
- 20 Ipswich High School
- 21 Northgate High School
- 22 University of Suffolk

Travel

With convenient access to the A12 and A14, bus stops close by and nearby Ipswich train station running direct services to London Liverpool Street, your new home is ideally placed to reach all main transport links.


Ipswich to London Liverpool Street – 1 hr 12 minutes


Ipswich to Colchester – 20 minutes


Ipswich train station – 9 minutes

Felixstowe – 26 minutes

Chelmsford – 58 minutes

Norwich – 1 hr 20 minutes


London Stansted Airport – 1 hr 4 minutes by car





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Henley Gate, Henley Road,
Ipswich, Suffolk, IP1 6RL

For all enquiries please call

01473 365 942

crestnicholson.com/henleygate

CONNECTED AND CONVENIENT LIVING ON THE EDGE OF THE COUNTRYSIDE

Henley Gate is an exciting development of 2-5 bedroom homes, which will form part of the Ipswich Garden Suburb with its tree lined streets, country park and open spaces. The site lies on the northern fringe of Ipswich and borders the beautiful Suffolk countryside.

Leaving the development, a short drive (or alternatively if you fancy a leisurely stroll) down Henley Road will lead you to Ipswich Sports Club. This is a fantastic local facility and truly impresses with its 11 tennis courts, hockey pitch, squash court, gym and café bar area.

When you need a break from all the activity, head back along Henley Road and you'll soon be met with the lovely peace and calm that is Christchurch Park. Having opened in 1895, the park offers a beautiful expanse of woodland and open lawns spread over 80 acres. At the edge of the park sits the grand Christchurch Mansion, a substantial Grade 1 listed Tudor house once owned by noble families. Now it is run as a free to enter museum and is well worth a visit with its

display of rare paintings by local artists John Constable and Thomas Gainsborough.

Ipswich is the bustling and historic county town of Suffolk, being one of the oldest towns in England with over 1,500 years of heritage. Home to high-street brands, independent shops, boutiques and food stores, Ipswich town centre offers an attractive mix of modern and classic. From the Buttermarket and Sailmakers shopping centres to the Cornhill Square with its weekly market – there is a range of retailers to explore.

If you enjoy culture, Ipswich is well catered for as there are three museums, several galleries and East Anglia's largest theatre. Music buffs can enjoy the annual arts festival as well as the popular Ipswich Jazz

Festival. The impressive marina, which was one of England's busiest ports is now a trendy waterfront of bars, cafés and restaurants overlooking the River Orwell. The town is surrounded by areas of outstanding natural beauty, including Dedham Vale which is affectionately known as Constable Country and is popular with those who enjoy embracing the outdoors.

An ideal location for commuters, road links are excellent with the A12 taking you to London and the south, while the A14 goes to the Midlands and the north. Seaside towns such as Felixstowe, Harwich and Clacton-on-Sea are within a forty minute drive and provide a range of attractions to suit all ages.



Map locations are approximate. Some journey times include changes. Travel times are approximate only. Source: OpenStreetMap.org. STU9135/January 2023.

