



**Fynn House Main Road, Martlesham**  
Woodbridge

Guide Price **£875,000**





## Fynn House Main Road

Martlesham, Woodbridge

As part of our esteemed collection of exquisite homes at Potters Estate Agents, we are delighted to present Fynn House — the most substantial and architecturally commanding of just three individually designed residences within a discreet, exclusive enclave.

Offering over 2,500 sq. ft. of superbly appointed living accommodation, this exceptional four-bedroom detached residence is set within a beautifully landscaped plot of approximately one-third of an acre, complete with a detached double garage with EV charging point, extensive parking, roof-mounted solar panels, and manicured gardens to both the front and rear.

Accessed via private electronic wrought-iron gates at the end of a quiet lane, Fynn House enjoys a secluded and elevated position, enveloped by mature trees and established planting that ensure exceptional privacy. Nestled in the highly sought-after village of Martlesham, just moments from the historic market town of Woodbridge, the home offers a harmonious blend of countryside tranquillity with immediate access to superb local amenities, schooling, and transport links.





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Upon entering the property via the covered porch, you are welcomed into a grand reception hall where space, light, and understated luxury prevail. Glazed double doors throughout the ground floor maximise natural light, while engineered oak flooring adds warmth and continuity across the principal living areas.

To the front of the house, the snug/family room is framed by a charming box bay window overlooking the front garden — an ideal space for informal gatherings, a playroom, or as a secondary sitting room. Beyond, the formal dining room enjoys garden access through French doors and provides an elegant setting for entertaining, offering a natural connection to the rear terrace.

The sitting room is beautifully appointed and generously proportioned, centred around a traditional red brick Inglenook fireplace with oak bressummer beam and multi-fuel burner. With double doors connecting to both the hallway and dining room, and French doors opening to the rear terrace, it is a wonderfully versatile and inviting living space.

At the heart of the home lies the stunning 21ft kitchen/breakfast room, designed to be both stylish and highly functional. Featuring dual aspect windows, a central island, classic cabinetry with granite worktops, and a comprehensive range of Neff appliances, it is a space perfectly tailored for family life and entertaining alike.

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A spacious utility room sits adjacent, offering additional storage, laundry facilities, garden access, and a cloakroom/WC.

Upstairs, a light-filled galleried landing leads to four generous double bedrooms, each thoughtfully positioned to maximise privacy and views.

The principal suite is a true sanctuary, boasting a Juliet balcony with views over the rear garden, a full wall of built-in wardrobes, and a luxurious en-suite bathroom with walk-in shower, twin basins, inset bath, and WC.

The second bedroom, also with garden views, benefits from its own private en-suite shower room, while bedrooms three and four — one currently used as a home office — face the front and are well screened by mature planting.

The family bathroom has been elegantly finished with high-end tiling, a double-ended bath, walk-in shower, wall-mounted basin, WC, and heated towel rail — creating a practical yet indulgent space for both family and guests.



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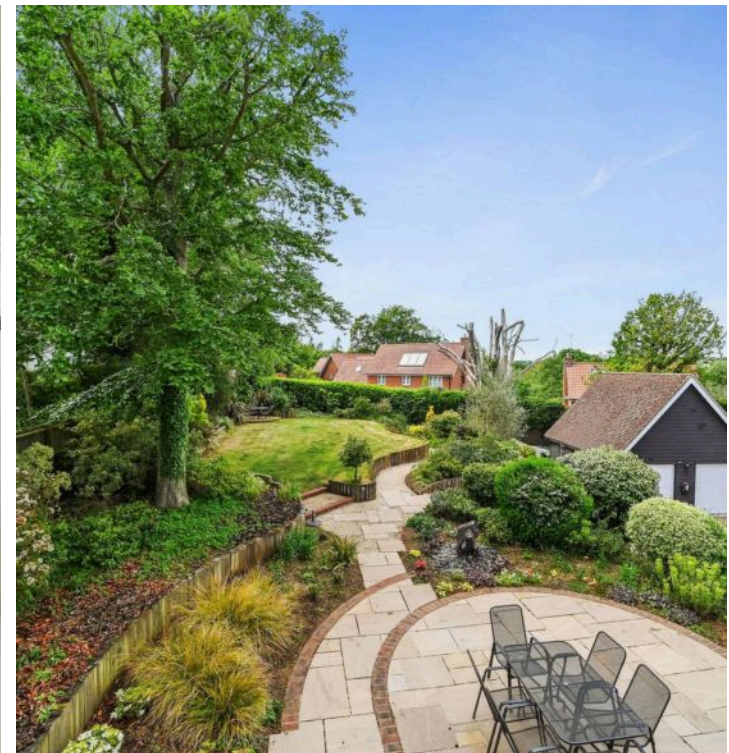
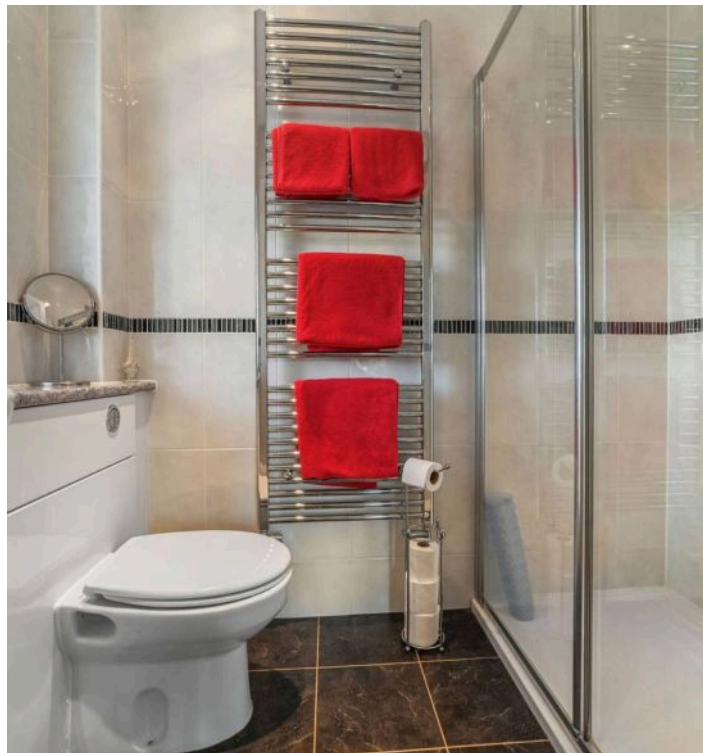
Externally, the property is approached via a secure gated driveway, providing ample off-road parking. The detached double garage features twin electric roller doors, a rear access door, and has been upgraded with a dedicated EV charging point. The roof-mounted solar panels further contribute to the home's sustainability and energy efficiency. In addition, a further allocated parking bay offers space for two additional vehicles.

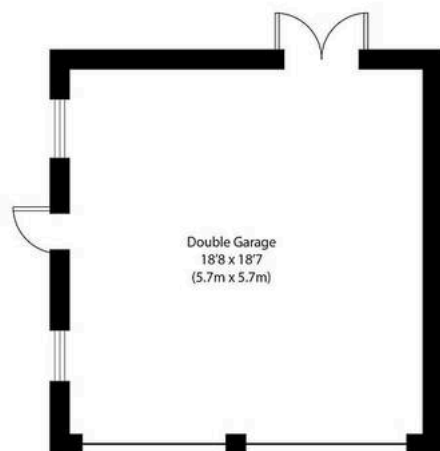
The front garden is attractively landscaped with mature trees and shrubs, adding kerb appeal and privacy, with steps and a paved path leading to the main entrance and side access to the rear.

The rear garden is a standout feature — a thoughtfully landscaped, tranquil space with various seating areas, raised borders, and stone pathways gently winding down to the garage and driveway. Offering year-round interest and privacy, it provides the perfect setting for outdoor living, whether entertaining or simply enjoying the surroundings in peace.

Perfectly placed just a short drive from Woodbridge, often referred to as “the gem in Suffolk’s crown”, Martlesham offers peaceful village life with excellent links to the A12/A14, Ipswich, and the Suffolk Heritage Coast. The area boasts excellent local schooling, shops, pubs, and recreational amenities, while Woodbridge adds boutique shopping, riverside walks, an independent cinema, and mainline rail connections to London.

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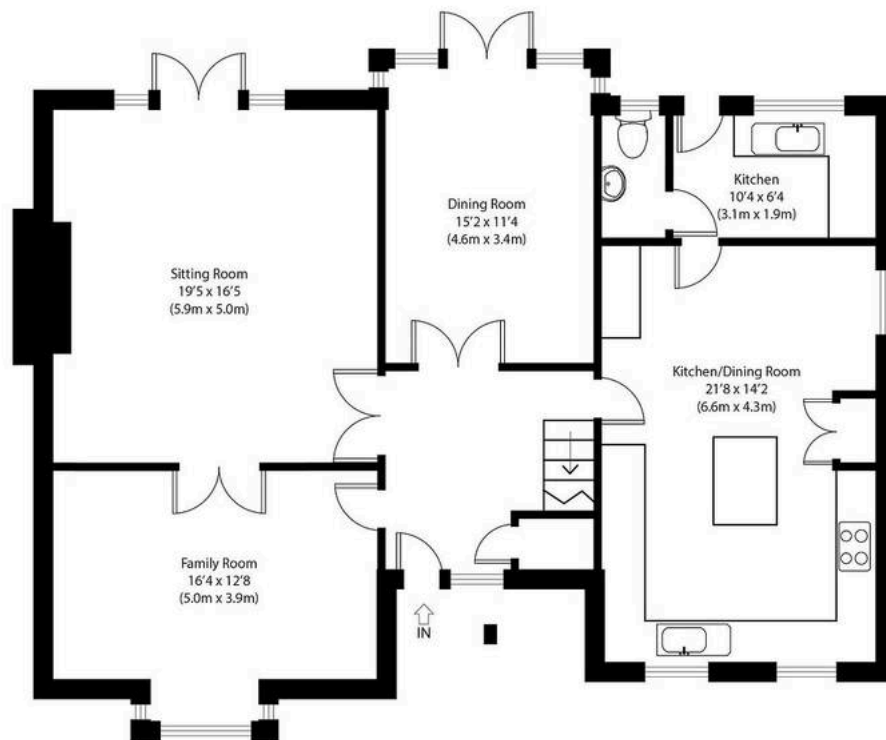




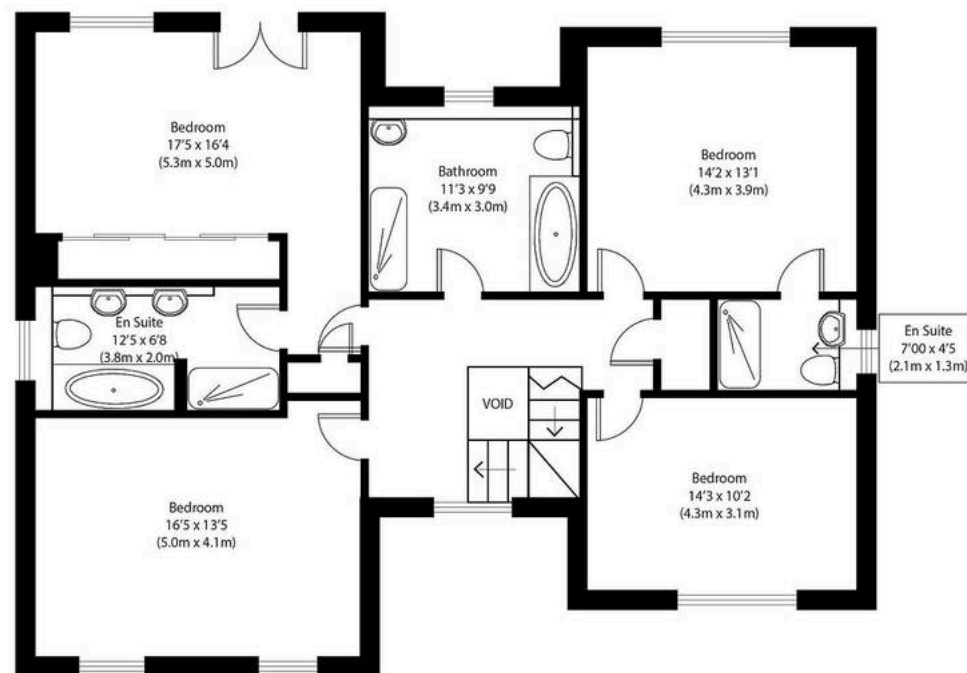
Approximate Gross Internal Area  
Main House 2540 sq ft (236 sq m)  
Garage 350 sq ft (33 sq m)  
Total 2890 sq ft (268 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
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Potters



Ground Floor



First Floor





## Potters Estate Agents

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