

*A beautiful period family home with excellent range of outbuildings, together with landscaped gardens and grounds of approximately 4.5 acres, near Woodbridge.*

Guide Price  
£1,850,000 Freehold  
Ref: P7170/J

Foxburrow House  
Saddlemakers Lane  
Melton  
Woodbridge  
Suffolk IP12 1NA



Entrance hall, drawing room, 27' garden room, 24' kitchen and separate breakfast room, sitting room, office, boot room, utility room, two cloakrooms and cellar.

Five first floor bedrooms, all with en-suite bathrooms.

Two second floor bedrooms and bathroom.

Range of outbuildings including stables, garages, workshops, machinery store and kennel.

Formal gardens and grounds extending to approximately 4.5 acres (1.8 ha) in all

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## Location

Foxburrow House will be found in an accessible location along a private road just off Saddlemakers Lane, between Melton and Ufford. Melton is a popular village with a well supported primary school, large playingfield with tennis courts and children's play equipment, good pub/restaurant, The Coach and Horses, small petrol station, Spar convenience store and a railway station. The village is also home to Riduna Park; a high priority commercial development that includes East Suffolk Council's office and Honey & Harvey. The adjoining village of Ufford benefits from two excellent public houses, The Crown and The White Lion, as well as the Ufford Park Hotel and Golf Club.

The neighbouring town of Woodbridge is probably best known for its outstanding riverside setting. It is also a very popular market town, offering a good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. Both Melton and Woodbridge benefit from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford, Aldeburgh, Thorpeness and Southwold are also within a short driving distance. The County Town of Ipswich is approximately 10 miles to the south-west. The A12 trunk road, which links the north and the south of the county, is also a short distance to the west.

## Description

Foxburrow House is a beautiful period family house with excellent range of outbuildings, together with formal gardens and grounds of approximately 4 acres. Believed to date originally from the late 16th Century, the property has a Georgian façade and exhibits classic Georgian architectural features with large sash windows that provide plenty of light to all the rooms, together with good views of the surrounding gardens and grounds. The principal rooms are all of good proportion and the stunning garden room, which provides wonderful, versatile accommodation was added in 2018. In addition, Foxburrow House enjoys an excellent range of outbuildings including stables, garages, workshops, a cartlodge/machinery store and dog kennels, which serve the grounds that include formal landscaped gardens, a large pond and railed paddocks. In all the gardens and grounds extend to approximately 4.5 acres (1.8 ha) in all.





## The Accommodation

### *The House*

### Ground Floor

A part glazed wooden panelled front door opens into the

#### *Entrance Hall*

With sash window overlooking the front drive and garden, staircase, with useful understairs storage cupboard, rising via a half landing to the First Floor, radiator, recessed spotlighting and doors off to



#### *Drawing Room* 17' x 17' (5.18m x 5.18m)

A beautifully proportioned twin aspect reception room with large sash windows that overlook the garden, pond and driveway. The focal point of the room is the open fireplace with carved stone surround and hearth. Radiators and TV point. Part glazed door through to the



*Garden Room* 27'2 x 15' (8.28m x 4.57m)

A stunning later addition to Foxburrow House that provides versatile accommodation with an almost fully glazed western elevation that incorporates bi-fold doors, together with an additional pair of French doors, that provide access to the terrace and gardens. Ceiling lantern and Velux window lights. Limestone flooring with underfloor heating, spotlighting and part glazed door providing access to the



*Breakfast Room* 15'8 x 14' (4.78m x 4.27m)

Enjoying a lovely outlook over the terrace and garden and benefitting from an open fireplace containing the woodburning stove with polished stone surround. Exposed ceiling timbers, limestone floor to match the Garden Room, radiator, door returning to the Entrance Hall and wide opening through to the





*Kitchen* 24' x 15' (7.32m x 4.57m)

With part glazed door and large sash window providing plenty of light, together with views of the driveway and garden. Well fitted with a good range of cupboard and drawer units with granite effect work surface over incorporating a resin sink unit with flanking carved drainers. Smeg range cooker with light and extractor hood over and integral Neff dishwasher. Fitted units incorporating recess for American style fridge/freezer and matching island unit with breakfast bar. Secondary staircase rising to the First Floor with understairs storage cupboard, limestone flooring, radiator, recessed spotlighting and part glazed door through to the



*Sitting Room* 15' x 14'5 (4.57m x 4.39m)

With window overlooking the front drive, pond and gardens together with range of fitted cupboards and shelving. TV point and radiator. Wall light points. Connecting door through to the Office.



Returning to the Kitchen a stable type door provides access to the

*Boot Room*

With part glazed door to the rear courtyard, tiled flooring, radiator and doors to



*Office* 16'4 x 15'5 (4.98m x 4.7m)

Overlooking the courtyard and stables. Range of fitted shelving, wood effect flooring, recessed spotlighting and radiators. Also accessed from the Boot Room.

*Utility Room* 26' x 9' (7.92m x 2.74m)

With excellent range of storage cupboards and part glazed door providing access to the garden. Further range of cupboard and drawer units with stainless steel sink and drainer, together with recess and plumbing for a washing machine. Range of fitted shelving. Radiator and door to

*Cloakroom*

With WC and wash hand basin.

Returning to the Entrance Hall a further door provides access to the

### *Cloakroom*

With WC, pedestal wash basin, range of fitted shelving and radiator. Door to

### *Cellar*

Providing useful additional storage.

Stairs from the Entrance Hall rise to the

## **First Floor**

### *Landing*

With large sash windows overlooking the driveway and front garden. Staircase rising to the Second Floor, with understairs storage cupboard, door to **linen cupboard**, secondary staircase returning to the Kitchen and Breakfast Room, radiators and doors off to



### *Bedroom One* 18' x 17' (5.49m x 5.18m)

A generous twin aspect double bedroom with large windows overlooking the gardens and grounds. Range of fitted wardrobe cupboards, radiators and door to the



### *En-suite Bathroom*

With suite comprising panelled bath in half height tiled surround, shower enclosure, WC with concealed cistern and pair of sink units with storage under. Fitted cupboard, recessed spotlighting and radiator.



*Bedroom Two* 11'4 x 8'6 (3.45m x 2.59m)

With window overlooking the rear garden and paddocks. Radiator and door to

*En-suite Bathroom*

With panelled bath with mixer shower over, WC with concealed cistern and pedestal wash basin. Radiator and shaver socket.

*Bedroom Three* 11'2 x 11' (3.4m x 3.35m)

A double bedroom that overlooks the rear courtyard and outbuildings. Radiator and door to

*En-suite Bathroom*

With panelled bath in half height tiled surround, WC with concealed cistern and pedestal wash basin. Radiator and shaver socket.

*Bedroom Four* 13'5 x 12'6 (4.09m x 3.81m)

A good size guest bedroom that overlooks the driveway and gardens. Range of fitted wardrobe cupboards, radiator and door to



*En-suite Bathroom*

With P-shaped bath in tiled surround with mixer shower over, WC and mounted wash basin with storage cupboard under. Radiator and shaver socket.

*Bedroom Five* 13' x 10' (3.96m x 3.05m)

A double bedroom that overlooks the rear courtyard and stables. Door to **Airing Cupboard**. Radiator, spotlighting and door to

*En-suite Bathroom*

With P-shaped bath in tiled surround with mixer shower over, WC and mounted wash basin with storage cupboard under. Radiator, shaver socket and access to roof space.





Stairs from the Landing rise to the

## Second Floor

### *Landing*

With door to **storage cupboard** and doors off to

### *Bedroom Six* 15'7 x 14' (4.75m x 4.27m)

A good size double bedroom with partly vaulted ceiling and Velux window light on the rear elevation providing views of the gardens, together with a good degree of light. Eaves storage cupboard, telephone point, electric panel radiator and door through to

### *Bedroom Seven* 17' x 14' (5.18m x 4.27m)

A generous double bedroom with party vaulted ceiling and Velux window light on the rear elevation. Recessed spotlighting.



Returning to the Landing a second door provides access to the

### *Bathroom*

With suite comprising panelled bath in half-height tiled surround, WC and pedestal wash basin. Velux window light and door to **walk-in storage cupboard**.

## Outbuildings

To the rear of Foxburrow House and surrounding the courtyard, are a wonderful range of outbuildings. These include the **stables** with tack room and stores with a canopy to the front providing a degree of protection from the elements. One of the stores houses the oil fired boiler and storage tanks. In addition there is the **garage** with bi-fold wooden doors and staircase providing access to a useful **attic store room**. From the garage internal doors provide access to a well fitted **workshop** and a second **garage/workshop**. There is also a **dog kennel**. The block paving continues to the rear where there is an **open fronted machinery store** with lean-to, and from here there is also a second vehicular entrance.



## Outside

A five bar gate opens onto a gravel driveway that leads to the front of Foxburrow House, the principal front door to the Entrance Hall and the door serving the Kitchen and Breakfast Room. There is a wonderful formal garden to the rear of Foxburrow House and facing both south and west, this area enjoys the sun throughout the day. The garden comprises a large terraced area, that links wonderfully well with the Garden Room. The garden itself is predominantly laid to grass for ease of maintenance, but interspersed with a number of well stocked borders that contain a variety of specimen flowers and shrubs, together with a number of mature trees and a summerhouse. Beside the driveway is a large pond, and beyond this, to the south, is the **front paddock**. Extending to nearly 2 acres, this is fully enclosed within post and rail fencing and has water connected.



The rear garden includes an enclosed area of raised beds, an orchard with established plum, apple, pear, loganberry and walnut trees, a chicken run and fruit cage. There is also the **rear paddock**, that is also enclosed with post and rail fencing and accessed via a five bar gate, which extends to approximately 0.4 acres.







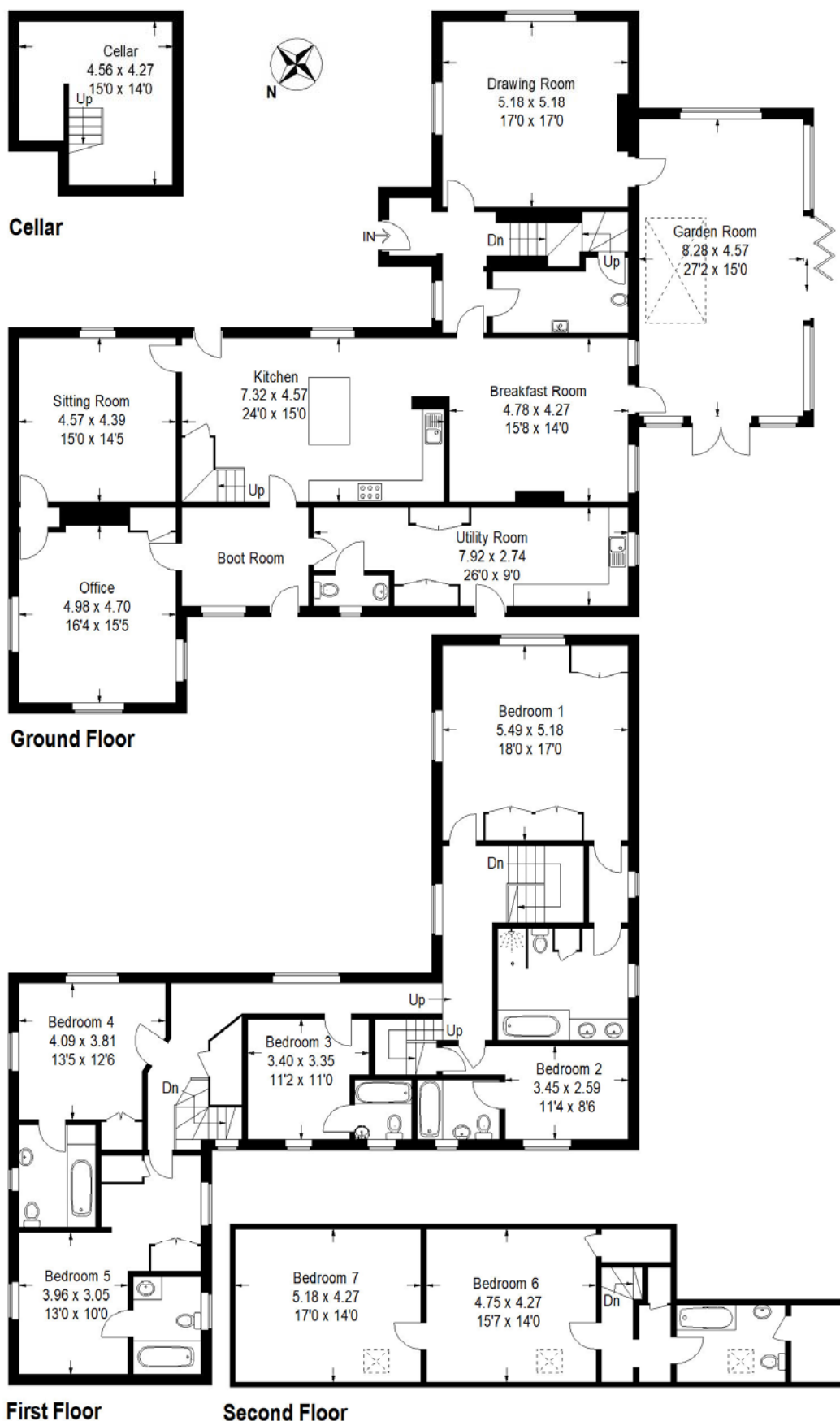


# Foxburrow House, Melton

Approximate Gross Internal Area = 450.8 sq m / 4852 sq ft

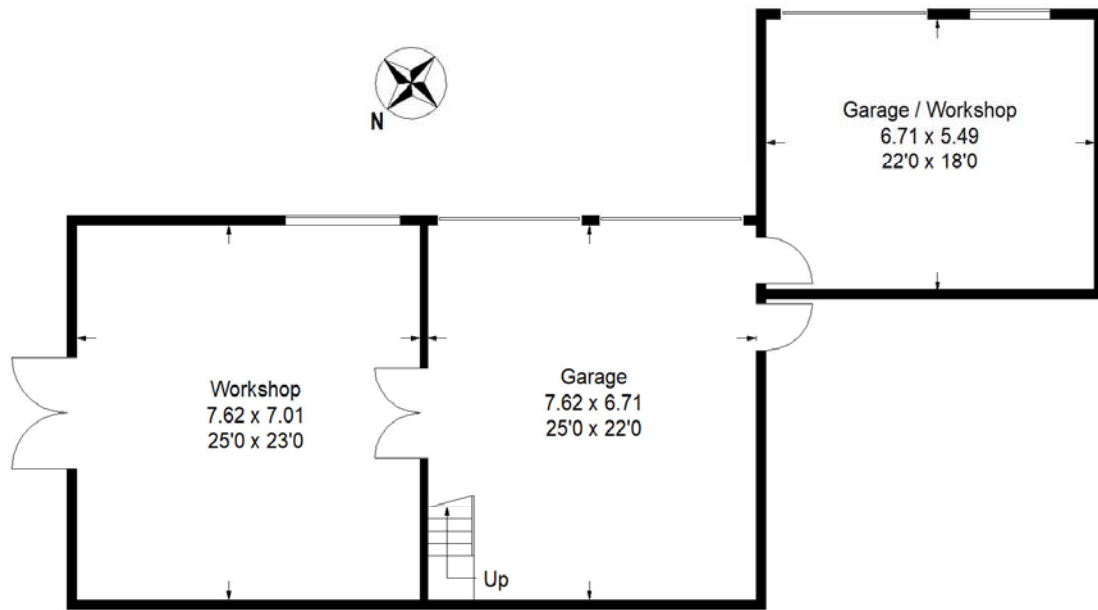
Cellar = 18 sq m / 194 sq ft

Total = 468.8 sq m / 5046 sq ft

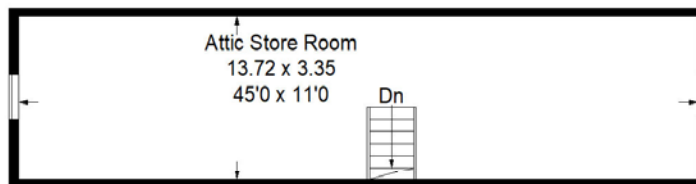


# Outbuildings at Foxburrow House, Melton

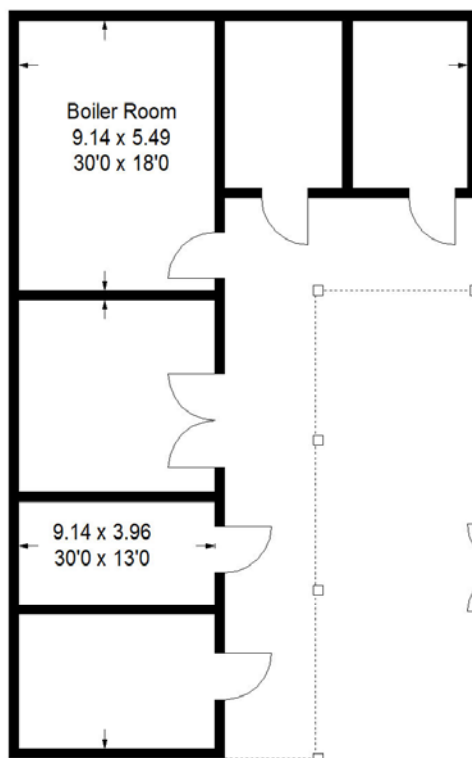
Approximate Gross Internal Area  
347.4 sq m / 3740 sq ft



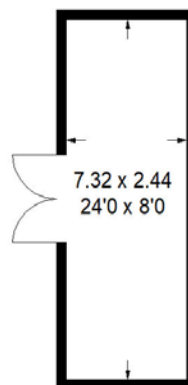
**Workshop -Ground Floor**



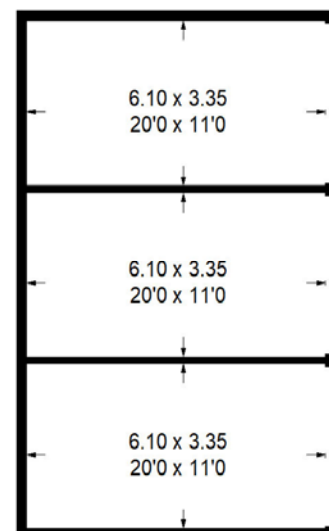
**Workshop -First Floor**



**Stables**



**Kennels**



**Machine Store**

Illustrative Only -  
Not In Exact Location





*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. Private drainage system. Oil fired boiler serving the central heating and hot water systems. Photovoltaic panels supplementing the electricity consumption and generating a modest income of circa £1,500 per annum.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = E

*Council Tax* Band G; £3,666.18 payable per annum 2025/2026

*Rateable Value* £2,550 with effect from 1st April 2023 (for the office)

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. Prospective purchasers should note that a footpath crosses the site and is located between the formal gardens and front paddock.

*May 2025*



## Directions

Heading in a northerly direction from Woodbridge on the A12 continue towards Bredfield, turning right onto Saddlemakers Lane. Continue along Saddlemakers Lane, turning left at the sharp right hand bend. Continue along that road for approximately 400m where Foxburrow House will be found on the left hand side.

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