



5 The Clubhouse

St Audry's Park | Melton | Suffolk | IP12 1SY

Freehold Guide Price £ 985,000

FINE & COUNTRY



An impressive red brick 5 bedroomed Grade II Listed Georgian property located in the prestigious and highly sought after Melton Park Development.

This superior property offers flexible accommodation spanning four floors, including cellars that run the entire footprint of the house.

This unique family home is stylishly presented and benefits from bright and large rooms. With splendid views from both the front and rear aspects, The Clubhouse is one of the few properties within the development that gives you a sense of privacy with views of lush greenery and the added benefit of lawns to both front and back, a double garage and two further parking bays.

Entrance Hall

A warm and inviting hallway with high ceilings and exposed beams, further complemented with hard-wood flooring, ceiling pendants and under-stairs storage cupboard. There is a high, fixed window into the sitting/dining room.

Cloakroom

Perfectly placed by the front door, this cloakroom comprises of wash hand basin and WC.

Utility

A good-sized utility room with hard-wood floor, work surface with inset stainless steel sink and drainer, a selection of base units, plumbing and space for washing machine and tumble dryer.

Kitchen

A bright and spacious kitchen with high ceilings, providing ample wooden work surfaces with Belfast sink, built-in 4 ring induction hob, single Bosch integrated oven with extractor above. There is a good selection of base units and a tall wall unit in calming hues of green, space for an under-counter fridge and dishwasher and a lovely large gas-fuelled Aga. Large Colonial sash windows overlook the rear garden and courtyard. There is plenty of space for free-standing furniture.

An opening into:

Breakfast Area

The breakfast area, with it's natural flow from the kitchen, provides a bright space owing to the large colonial sash window by which you can dine and enjoy views of the rear garden. With ceiling pendant, high ceilings and exposed beams, this is a truly delightful area. Door leading to:

Sitting Room

This stunning, vast room has versatility due to the large and bright space available. With ceiling pendant and recessed spotlights, exposed painted beams, radiators and three large colonial sash windows overlooking the front garden, there is a marble hearth with cast iron gas living flame gas fire. The current vendor uses this as a sitting, dining and study area and even then, it still feels incredibly spacious. Carpeted throughout.









FIRST FLOOR

Airing cupboard with new immersion hot water tank.

Principal Bedroom

A large, bright bedroom owing to the tall colonial sash windows with plantation shutters and views over the front lawn. Enhanced with exposed beams and beautiful detailed early Georgian cornicing, there are two ceiling pendants, radiators and hard wood flooring. Plenty of space for fitted wardrobes.

En-suite

An opulent, large en-suite with a window with plantation shutters that overlooks the rear garden. This splendid room with exposed beams, high ceilings and pendant chandeliers, is part tiled to provide recessed shelving space above the large wall-mounted wash hand basin. There is a large corner shower with recessed shelf, a double ended roll-top bath, heated towel rail and hard wood flooring.

Bedroom Two

A large, double bedroom with high ceilings, pendant light, exposed beam, large window facing the front garden, radiator and hard-wood flooring.

Bedroom Three

Another generously sized double bedroom with high ceilings, pendant light, exposed beam, large window facing the front garden, radiator, walk in cupboard and hard-wood flooring.

Family Bathroom

The family bathroom makes no compromise on size. Part panelled and benefitting from a tiled shower cubicle, there is also a large double ended roll-top bath, two windows overlooking the rear garden and beyond, a large wall mounted wash hand basin with wall mounted tap and WC. The room is bright and stylish, further enhanced with exposed beam and pendant chandeliers and complemented with hard wood flooring.



SECOND FLOOR

The versatility of the second floor is such that it could be used as a nanny flat or guest suite. It is worth noting that all the windows on the second floor have recently been replaced.

Bedroom Four

A vaulted ceiling with exposed beams and window create an exceptionally bright room that could be used as a fourth bedroom, study, guest or nanny sitting room, with radiators and carpet.

Bedroom Five

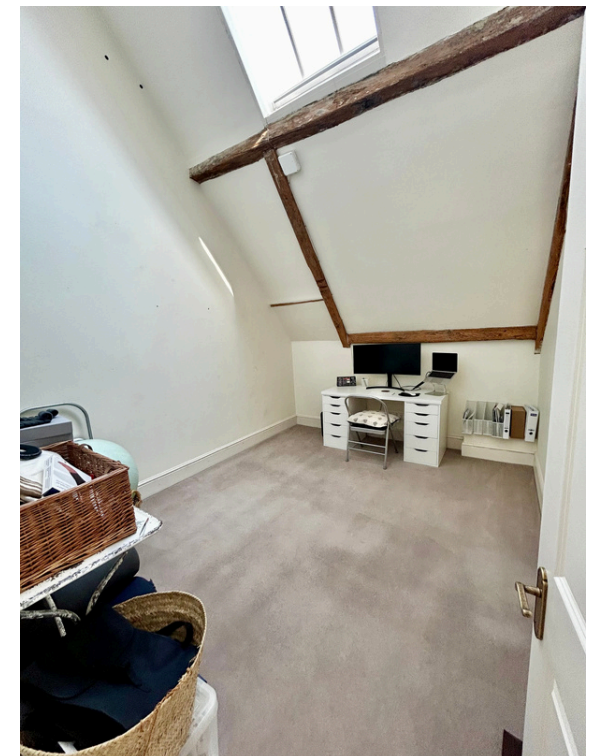
An impressive and substantial room with apex ceiling and exposed beams with decorative trefoil cut outs over. The room is further enhanced with part-panelled walls, dual-aspect windows, radiators and carpet.

Secondary Area With Walk-In Closet

Vaulted ceiling with pendant light, exposed beams, window to rear aspect, radiator and carpet.

Second Floor Bathroom

A vaulted ceiling with chandelier and window to front aspect. This part-tiled Jack and Jill bathroom comprises of a panelled bath, wall mounted wash hand basin, WC, heated towel rail and hard wood flooring.





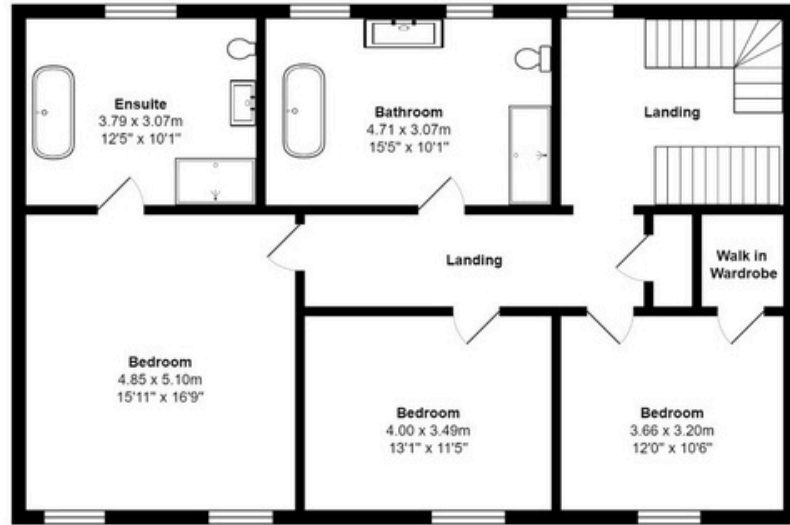




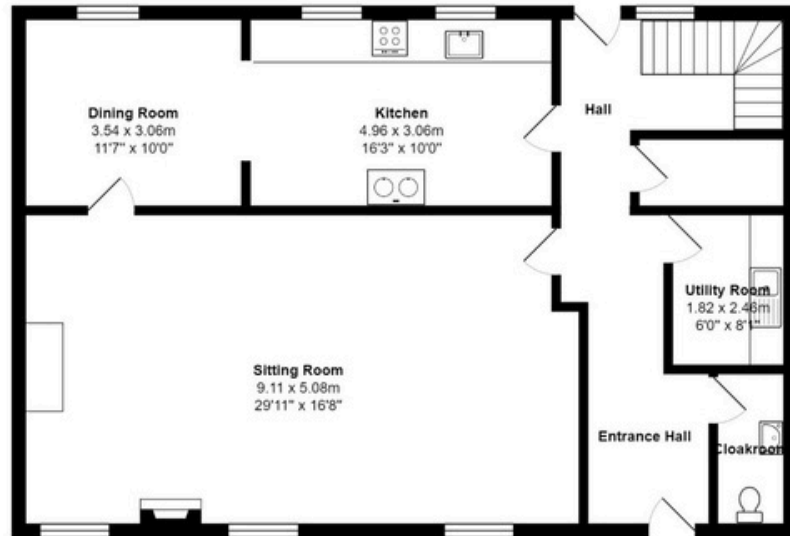
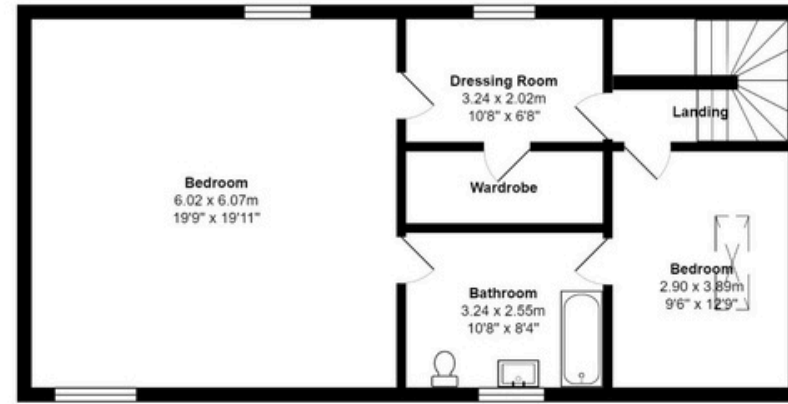
Outside

A gravelled drive approaches 5 The Clubhouse with a large lawned area belonging to the property. The rear garden is laid to lawn with a patio area, mature trees and shrubbery with ornate iron fencing bordering the garden. There is a double garage just around the corner with two further parking spaces belonging to the property. Accessing from the rear garden, there are a number of cellars that the vendor uses for storage, spanning the entirety of the property. Another property within the building has had their similar cellars tanked and converted into a sauna and spa area.

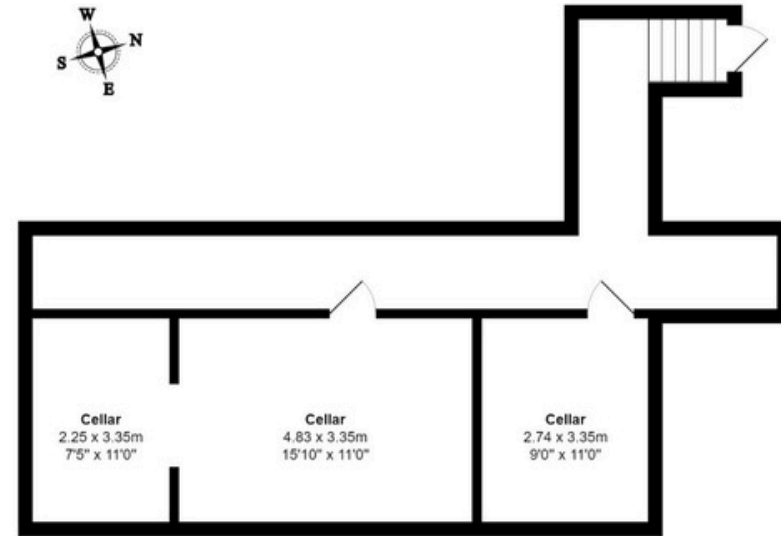
First Floor
Area: 101.1 m² ... 1088 ft²



Second Floor
Area: 75.8 m² ... 816 ft²



Ground Floor
Area: 103.6 m² ... 1115 ft²



Cellar
Area: 55.9 m² ... 601 ft²

Total Area: 336.3 m² ... 3620 ft²

All measurements are approximate and for display purposes only

Suffolk County Properties Ltd trading as Fine & Country Woodbridge
Registered in England and Wales. Company reg. No. 05861438
Registered address: Crane Court, 302 London Road, Ipswich, Suffolk, IP2 0JA
Copyright 2022 Fine & Country Ltd



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Services

We are advised by the Vendors that mains electricity, gas, water and drainage are connected. The property benefits from gas-fired central heating.

Possession

Vacant possession upon completion.

Council Tax Band

East Suffolk - F- £3,029.49

What Three Words

///catapult.sentences.waistcoat

VIEWING ARRANGEMENTS

Strictly by appointment with
the Vendor's sole Agent

Fine and Country Woodbridge - 01394 446 007

About The Area

Melton Park is an award winning residential development created in the buildings and grounds of the former St Audry's Hospital, which closed in the 1990s. The origin of the estate was originally built in 1765 as a "House of Industry". The site was purchased and developed between about 1998 and 2009 by Hopkins Homes Ltd. Large areas of the original park, most of the un-adopted roads, cycle paths, foot paths, play areas, lawns, gardens, and the ancient woodland of Hospital Grove, have not been transferred into individual ownership. Instead Hopkins Homes set up the Melton Park Management Company Ltd to own and maintain the common areas for the benefit of all the residents of the development. These areas are collectively termed the "Landscaped Open Spaces". Each household on the development is a member of the Management Company. In 2023/24 the service charge will be £400.

Melton is approximately one mile from Woodbridge. The location provides easy access to the Suffolk heritage coast, which offers excellent sailing, fishing, and water sports opportunities on the river Deben's estuaries. Melton has a small selection of shops and amenities, including a newsagent, hairdresser, farm shop, fish and chip shop, and Honey and Harvey, a delightful artisan coffee shop located on Riduna Park, just across the road from the railway station. Melton also has two golf courses, one of which is an 18-hole course at the Ufford Park Hotel on Yarmouth Road, which also has an impressive leisure complex with an indoor pool and spa. A 9-hole course at St Audrey's golf club is the approach to the Melton Park development. There are excellent railway connections from Melton to London Liverpool Street via Woodbridge and nearby Ipswich, as well as easy access to the A12 and A14 main roads.



Fine & Country Woodbridge
28 Church Street, Woodbridge, Suffolk IP12 1DH
01394 446 007 | woodbridge@fineandcountry.com

THE FINE & COUNTRY
FOUNDATION

FIGHTING HOMELESSNESS

If you would like to make a donation to the Fine and Country Foundation, please visit: fineandcountry.com/uk/foundation