



MELON GREEN, WHEPSTEAD, IP29 4TH

£760,000
FREEHOLD

Situated in a picturesque rural position, this individually built, detached family home offering approximately 1,900 square feet of modern, well-presented accommodation. The ground floor is designed for versatile family living, featuring a welcoming entrance hall that leads to a spacious sitting room, formal dining room and a study. A bright kitchen/breakfast room served by a practical utility room and a ground-floor shower room. Upstairs, a generous landing provides access to four expansive double bedrooms and a stylish family bathroom, ensuring ample space for a growing household. Externally, the property sits on an impressive plot of approximately one acre, offering a rare equestrian or smallholding opportunity. The grounds include beautifully maintained gardens, a greenhouse and a substantial double garage. The two timber stables and the fenced, enclosed paddock provides a perfect setup for those looking to embrace a country lifestyle. Viewing is highly recommended to fully appreciated all on offer.

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MELON GREEN

- Detached Four Bedroom Family Home With Land & Stables
- 2 Stables & Pony Paddock
- Well Appointed Kitchen/Breakfast Room
- Oil Fired Central Heating
- Four Large Double Bedrooms
- Double Garage And Ample Driveway Parking
- Spacious Sitting Room
- Separate Dining Room & Study Area
- Utility & Ground Floor Shower Room
- Large Gardens & Owned Solar Panels On The Property



Entrance Hall

Approach by a handmade oak framed porch into the welcoming entrance hall. Airing cupboard and stairs to first floor.

Sitting Room

Well-proportioned room with inset log burner with hearth and wood surround. French doors opening directly to the garden and windows to the front and side.

Dining Room

Spacious room with dual aspect windows to front and side. Radiator.

Kitchen/Breakfast Room

Modern kitchen with a range of wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Integrated appliances include electric oven, induction hob with extractor hood over, dishwasher and full fridge freezer. Window to side and door to the utility.

Utility Room

Built in storage cupboards with inset sink and drainer. Space for washing machine, tumble dryer and additional appliances. Window to side and door to the garden.

Study

Good sized room with window to side.

Shower Room

Modern suite, WC and inset wash basin vanity unit. Shower cubicle and window to rear. Heated towel rail.

Landing

Gallery landing with Velux window. Loft access.

Bedroom 1

Double room with built in wardrobes. Dual aspect window to front and side. Radiator.

Bedroom 2

Double room with dual aspect window to front and rear. Radiator.

Bedroom 3

Double room with built in wardrobes. Window to side and radiator.

Bedroom 4

Double room with window to side. Radiator.

Bathroom

Modern suite, WC and inset wash basin vanity unit. Separate shower cubicle and bath. Window to rear and heated towel rail.

Front Garden

Gravel driveway leading directly to the double garage offering ample parking and storage. Enclosed by an established hedge and laid mainly to lawn with a block paved pathway to the front door. Gated side access to the rear garden.

Rear Garden

To the rear, a charming gravelled kitchen garden offers convenient access to both the double garage and greenhouses, creating a practical hub for the green-fingered enthusiast. The main garden is laid to lawn, framed by established hedging and flower beds, secured by fencing. A large paved patio offers the perfect area for outdoor dining and entertaining.

Double Garage

Up and over door with window to side. Pedestrian door and power connected.

Stables

Timber stables with power and water connected. A hardstanding area.

Paddock

Enclosed by post and rail fencing. Runs alongside the stables. Second access via a 5 bar gate.

Agent's Note

Solar panels with inverter and iboost to hot water tank. Original FIT contract for another 11 years.

Solar panels are owned and in 2025 the income advised from the current owner was £3,387.

Disclaimer

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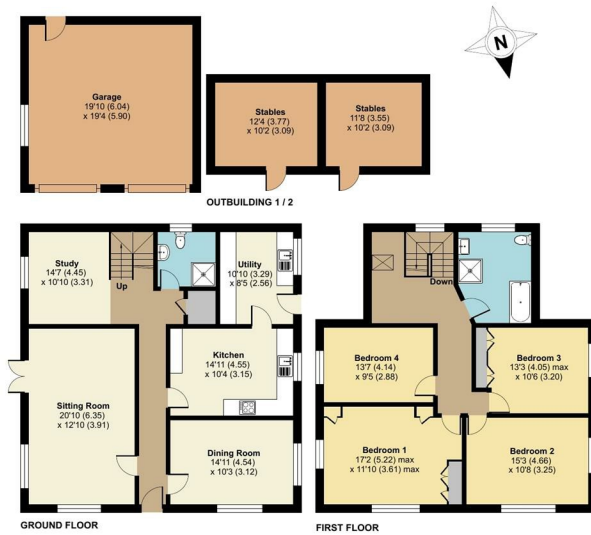
MELON GREEN



Melon Green, Whepstead, Bury St. Edmunds, IP29

Approximate Area = 1906 sq ft / 177 sq m
 Garage = 384 sq ft / 35.6 sq m
 Outbuildings = 244 sq ft / 22.6 sq m
 Total = 2534 sq ft / 235.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Lucy Scott & Knight. REF: 1389436. © richcom 2026.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: E

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