



Bucklesham Hall
Bucklesham | Suffolk | IP10 0AY



Exceptional Countryside Living



Bucklesham Hall is an impressive and beautifully presented Country House, with 15th century origins, set in approximately 23 acres of formal gardens, woodland, wildflower meadow, paddocks and ponds. With stunning views over Bucklesham countryside, this secluded property offers privacy and space in abundance - 5541 square feet.

A beautiful approach to the Hall is accessed by a private and recently re-surfaced drive of approximately 0.7km, lined with grass verges that are planted with around 50 mature, native trees ensuring Bucklesham Hall retains its mysterious and private appeal.



KEY FEATURES

- Offered With No Onward Chain
- Elegant Country House With 15th-Century Origins
- Set In 23 Acres Of Stunning Grounds
- Private, Tree-Lined Approach
- Tranquil Ponds With Waterfall
- Bespoke Timber Windows
- Very High Specification
- Cart Lodge & Large Office
- Exceptional Privacy
- Outstanding Views
- EV Charging Point (Newly Installed)



Step Inside

A warm and inviting Reception Hall with exposed beams, limestone flags and a Douvre Woodburning Stove for those chillier nights. The highlight of this room is the beautiful bifurcated staircase with large central Venetian window providing beautiful views over the formal gardens.

Stepping in from the Reception Hall, the Drawing Room immediately impresses with its generous proportions, exposed beams and soft spotlighting, while triple-aspect windows capture sweeping views of the gardens and bathe the space in natural light. The Tudor-style barrel-back red brick fireplace, with its brick hearth and painted wooden mantel, creates a striking focal point around which to gather, and the L-shaped layout naturally lends itself to a separate study or reading area, ideal for quieter moments.







Practical Style

The kitchen forms the sociable heart of the home, beautifully connected to a large Town and Country double glazed conservatory that floods the space with light and invites family and friends to linger. Recessed spotlights illuminate bespoke Plain English cabinetry, perfectly paired with an Electric Aga in 'Pearl Ashes', a glass splashback and additional electric cooker, offering three ovens, two hobs and an extra four-ring hob with two further ovens for keen cooks and entertainers. A large Belfast sink with mixer tap, housing for a fridge freezer, space for an integrated dishwasher and internal cupboard bins, together with a central island incorporating a wine fridge and fridge drawers, ensure both practicality and luxury are seamlessly combined. Underfoot, tumbled limestone flags flow through to the conservatory breakfast area, where magnificent views of the decked terrace, cascading garden and picturesque pond below create an ever-changing backdrop to daily life.



Refined Living

Adjoining the kitchen, the utility room continues the theme of understated quality, with tumbled limestone tiles, fitted worktop, wall and base cupboards, open shelving and space with plumbing for both a washing machine and tumble dryer, keeping household tasks neatly out of sight. From the opposite side of the reception hall, the elegant dining room offers a refined setting for entertaining, its spotlights, dual-aspect windows and bespoke Versailles smoked oak floor working together to enhance the sense of occasion. French doors open directly on to the York stone terrace, perfect for summer drinks overlooking the gardens, lake and countryside, while in the cooler months the impressive brick-backed, stone open fireplace invites long, convivial dinners by a roaring fire.







Vaulted Luxury

The sitting room is a particularly inviting retreat, with Sycamore stripped flooring, an apex ceiling, roof lights and dual-aspect windows combining to create a light, airy atmosphere during the day. Substantial beams and a Stovax wood burner with stone-effect surround add warmth and character, making this a wonderfully cosy room in which to relax. One wall is fitted with bespoke floor-to-ceiling shelving and cabinetry by Neville Johnson, designed to accommodate a large TV and provide ample storage, complemented by an additional cupboard with double wooden doors to keep the space beautifully ordered.

Thoughtfully designed for country living, the boot room provides a practical yet stylish drop zone for coats and boots, with Tintagel flooring by Boniti Flooring Specialists and large Plain English pantry cupboards offering excellent storage for everyday essentials. An eye-catching stone wall-mounted sink with brass taps adds a distinctive, characterful touch to this useful space. Nearby, the cloakroom charms with wallpaper depicting traditional English countryside scenes, a classic WC, wall-mounted wash hand basin and a beautiful stained-glass window that brings colour and softness to the room.

The Bedrooms

The first floor of the house is arranged to offer a luxurious principal suite alongside a collection of beautifully presented family and guest bedrooms, all enjoying charming views of the gardens and surrounding countryside. The sense of character continues throughout, with exposed beams, stripped floorboards and thoughtfully designed storage combining comfort with practicality.





One's Private Retreat

The principal bedroom is a substantial, characterful room with a large window framing views over the front garden, where exposed beams and stripped floors enhance its period charm. A display alcove and under-stairs storage cupboard add interest and practicality, while a walk-in wardrobe with hanging rail provides excellent concealed storage. Directly accessed from here, the dressing room offers generous wall-to-wall Neville Johnson wardrobes and dedicated shoe storage, with space for a dressing table positioned in front of the window overlooking the garden, creating a calm, private space to prepare for the day.

Serving the principal suite, the en-suite bathroom feels indulgent and spa-like, being part-tiled and thoughtfully arranged to include a corner shower with rain head and hand-held attachment, wall-mounted wash hand basin with vanity unit, additional wall-mounted vanity storage, wall-mounted WC and two towel rails. A double-ended freestanding bath forms a striking centrepiece, perfectly placed for a relaxing soak while a window captures serene views over the rear gardens and lake, reinforcing the sense of retreat.

The remaining first-floor bedrooms each offer their own character and flexibility for family or guests, with charming views and practical storage woven throughout. Bedroom Two is a country-style room with exposed wooden floorboards, double fitted wardrobes and a window overlooking the gardens and lake, along with direct access to the rear hall leading towards the family bathroom, making it particularly well suited as a guest room. Bedroom Three is especially bright thanks to a large south-facing window with garden views, and benefits from exposed wood flooring, a wash hand basin and a further door to the hall serving Family Bathroom One and Bedroom Four, creating a versatile space for older children or visitors.





Peaceful Scenic Views



Bedroom Four is a generous twin room with a pitched ceiling and dual-aspect windows, feeling airy and inviting, with a double wardrobe and recessed ceiling lighting ensuring both comfort and practicality, while nearby Family Bathroom One, fitted by Woodbridge Interiors, is fully tiled and well appointed with a bath, large enclosed shower unit, wall-mounted wash hand basin and WC. On the second floor, additional adaptable accommodation continues the home's sense of comfort and charm; Bedroom Five is a cosy retreat with recessed and pitched ceiling and a central window drawing the eye to the garden and countryside beyond, while Bedroom Six offers a double wardrobe, fitted shelving in a recessed alcove and a door leading to a secondary staircase and Bedroom Seven, making this level ideal for older children, guests or multi-generational living.

Bedroom Seven, with recessed ceiling and dual-aspect windows, enjoys excellent natural light, built-in cupboards with panelled doors and a wash hand basin with fitted mirror and light, adding everyday convenience for guests or teenagers. Completing the upper accommodation, Family Bathroom Two is a large, fully tiled room designed and fitted by Woodbridge Interiors, featuring a corner shower with rain head and hand-held attachment, wall-mounted WC, vanity unit with inset wash hand basin and a dual-ended freestanding bath beneath a window overlooking the gardens, providing an elegant and serene bathroom to serve the top-floor rooms.





Step Outside

Bucklesham Hall is set within approximately 23 acres of formal gardens, lakes, fields and woodland, enclosed in parts by hedging and post-and-rail fencing. A curved private driveway passes through automated wrought-iron gates to the main house and cart lodge with clock tower, where there is secure parking for at least seven cars and a cart lodge providing twin bay garaging, workshop, open bay, timber store and a versatile first-floor room with kitchenette and shower room, ideal as a home office, annexe or gym. Additional outbuildings include a timber-framed barn, garden/propagating room and a larger brick-built barn with covered storage, offering excellent storage or potential for further residential or recreational use, with a cellar to the main house accessed via external steps.

The formal gardens extend to around 7 acres and are centred on three spring-fed lakes: a large, well-stocked lake with Yorkshire stone waterfall beneath sweeping rear lawns; a smaller lake with established water lilies; and a third to the east with a central island, step-built waterfall, barbecue hut and Japanese-style bridge over the natural watercourse, all bordered by naturalistic walks among specimen trees and planting. Behind the cart lodge lies a formal vegetable garden with raised beds, paved paths and fruit cage, while in front of the house a fully enclosed walled garden offers lawn shaded by hornbeams, a rose garden with box topiary, an orchard and formal borders.

Beyond the formal areas, woodland, a wildflower meadow and three further fields lend themselves to equestrian use or other livestock, with thousands of spring bulbs and a management regime that keeps the estate self-sufficient in firewood. The grounds attract abundant wildlife, including kingfishers, waterfowl, herons, peacocks, deer and occasional otter families, creating an idyllic rural haven that combines peace, privacy and natural beauty with convenient access to modern amenities and transport links.





About The Area

Bucklesham Hall sits on the rural outskirts of the popular village of Bucklesham, east of Ipswich, enjoying a peaceful countryside setting with a traditional village pub, well-regarded primary school and church. Nearby Woodbridge (around 6 miles) is a highly sought-after market town on the River Deben, close to the Suffolk Heritage Coast, and offers excellent amenities including theatres, cinema, sports clubs, medical facilities and respected schools.

Felixstowe (about 7 miles) is both a major seaport and an increasingly upmarket seaside resort, with regenerated seafront, new restaurants and hotels, plus promenade and clifftop walks and easy access to the wider Heritage Coast and Area of Outstanding Natural Beauty. Bucklesham Hall is also well placed for Purdis Farm Golf Club and a short drive from Ipswich, which provides extensive shopping, leisure and dining options, a broad range of state and independent schools and a continually improving waterfront area.



How Far Is It To....

Woodbridge is approximately 6 miles from Bucklesham Hall and has a station on the East Suffolk Line (Ipswich–Lowestoft) with connections via Ipswich to London Liverpool Street. Felixstowe is about 7 miles away, with mainline rail services into London typically taken from Ipswich.

Ipswich station on the Greater Anglia main line is around 70 miles from London Liverpool Street, with journey times of roughly 65–70 minutes, while road links are excellent via the A12 to London and the M25 and the A14 to The Midlands and the M11.











INFORMATION



Directions:

From the A12 southbound, follow the signs for Woodbridge, then continue towards Seven Hills roundabout and take the exit signed for Bucklesham. Follow this country lane until you reach a T-junction and turn right towards Bucklesham village. Continue along this road, following signs for Bucklesham; Turn left onto Newbourn Road and Bucklesham Hall is on the right-hand side.

What Three Words Location:

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...

What 3 Words Location ///hologram.waistcoat.baroness

Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity & Water

Private Drainage – Sewage Treatment Plant (Newly Installed)

Super Fast Broadband - Visit www.openreach.com/fibre-checker

Mobile Phone Reception - Visit www.ofcom.org.uk

Mid Suffolk District Council – Band H

Freehold

Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA

Copyright © Fine & Country Ltd. NOTE all images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without permission





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	45 E	
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



For more information or to book a viewing please contact:

Michael Warren | Licensed Property Partner

E: Michael.Warren@fineandcountry.com

T: +44 (0)1394 446 007 | M: +44 (0)7396 784 718

Fine & Country Regional Office

3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG

