



Studley House, Melton Road, Melton, Woodbridge IP12 1NH

bedfords.co.uk

Bedfords

ESTABLISHED 1966

Studley House Melton Road Melton Woodbridge IP12 1NH

- Woodbridge Station 0.9 mile
- Martlesham Heath 5 miles
- Ipswich 10 miles

RECEPTION HALL | SITTING ROOM | DINING ROOM | KITCHEN | CLOAKROOM | FOUR BEDROOMS | BATHROOM | SHOWER ROOM | DINING ROOM | MATURE GARDENS | GARAGE | WORKSHOP | STORE | ABOUT 0.44 ACRE

Situated in a highly convenient position between Melton and Woodbridge, Studley House is a fine Victorian house, constructed of red brick elevations under a mixture of pantile and flat roof, with inset sliding sash windows. Typical of the era, the interior has well-proportioned and light rooms, with high ceilings, many overlooking the delightful gardens.

The front door has an elegant portico, and opens into the expansive entrance hall which has doors opening to the principal reception rooms, with a fine oak staircase ascending to the first-floor, via a half landing. The impressive sitting room has a fireplace with mantelpiece housing a gas coal-effect fire. There is a further family room and a dining room with a connecting serving hatch from the kitchen.

The kitchen is fitted with a comprehensive range of wall and base mounted units with a good expanse of worktops with an inset sink. There is a Leisure range cooker with gas hob and electric ovens, an extractor hood over with ceramic tiled splash backs. Plumbing for dishwasher.

On the first-floor is a light and airy landing, off which are four good-sized bedrooms, served by a family bathroom with bath, handbasin and WC. There is also a shower room with a walk-in shower cubicle handbasin and WC.

A substantial detached Victorian house standing in mature gardens of just under half an acre, close to the railway station.

Guide: £855,000 FREEHOLD



Outside

The house is set back from the road behind a brick wall screened by mature shrubs and accessed via a tarmac driveway leading to the garage, with ample parking and turning space.

The garden is principally to the south and east of the property and has an expanse of lawn with shaped flower beds planted with roses and spring bulbs. The house has a mature wisteria and climbing roses. There is a wildlife pond with a decked walkway connecting to a further area of garden planted with fruit trees. French doors open from the family room to a paved terrace, ideal for outdoor dining and entertaining.

The garage is constructed of brick with twin doors and power and light connected. To the rear is a workshop and to the side is a washroom/store, with plumbing for a washing machine.

General information

- Mains electricity, water and drainage are connected
- Gas-fired central heating to radiators
- Council Tax – East Suffolk – Band F
- Ofcom state – Superfast broadband is available
- Ofcom state – most mobile providers likely
- EPC – D rating
- What3words: novels.tight.reverses

Location

Melton is highly sought-after and adjoins Woodbridge. It benefits from a branch line railway station, village store, public house, primary school, a service station with shop and a recreation ground. The market town of Woodbridge, with its wonderful riverside setting and sailing facilities, is a short walk away. The town has a wide variety of local shops, a library, doctors' surgeries, a cinema, a swimming pool, tennis courts and restaurants. The surrounding Deben Valley is an Area of Outstanding Natural Beauty and there are countless walks, forest trails, bridleways, sailing and river rowing, and excellent golf courses, two of which are Woodbridge and Ufford Park. There are also a number of excellent local schools, including well regarded primary schools, Woodbridge School, The Abbey and Farlingaye High School. Both Woodbridge and Melton railway stations provide access to London Liverpool Street via Ipswich.



Melton Road, Melton, Woodbridge, IP12 1NH

Approximate Area = 2016 sq ft / 187.2 sq m
Garage = 583 sq ft / 54.1 sq m
Washroom / Store = 76 sq ft / 7 sq m
Total = 2675 sq ft / 248.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Savills (UK) Limited. REF: 1106479





Bedfords

ESTABLISHED 1966

145 High Street, Aldeburgh, Suffolk IP15 5AN | 01728 454505 | BEDFORDS.CO.UK