



The Copse

Melton, Woodbridge, Suffolk

A spacious detached Georgian-style property set on the edge of the sought after Melton Park development.

The Copse is an impressive six bedroom family home with views over neighbouring countryside, set within a generous plot at the edge of the sought-after Melton Park development, only a short distance from the riverside town of Woodbridge.

**2 RECEPTION ROOMS**

**6 BEDROOMS**

**4 BATHROOMS**

**OUTSIDE**

**LARGE ENCLOSED GARDEN**

**FREEHOLD**

**RURAL/ VILLAGE**

**3,218 SQ FT**

**GUIDE PRICE £1,000,000**



The property

Positioned within a generous plot to the edge of the highly sought-after Melton Park development, and benefitting from views over neighbouring fields, The Copse is a handsome detached Georgian-style family home offering more than 2,600 sq ft of light-filled flexible accommodation. Arranged over three floors with period details including large sash windows that maximise the stunning views over the garden and surrounding countryside, high ceilings, and fine corning, the property offers flexible space ideal for modern family life.

The ground floor accommodation flows from a welcoming portico and impressive reception hall, leading to a spacious, dual-aspect sitting room with a feature fireplace, a well-proportioned dining room, and a generous triple-aspect kitchen/breakfast room. The kitchen features tiled flooring, a range of wall and base units with wooden work surfaces, a double Belfast sink, modern integrated appliances, and space for a sizeable table. French doors open onto the rear terrace, and a useful adjoining fitted utility room

provides additional storage and includes a door to the side aspect. Further storage and cloakroom from the hall completes the ground floor.

To the first floor are three double bedrooms, all with dual-aspect views and two with en suites, a study/single bedroom and a family bathroom. A staircase continues to the second floor, which houses the property's two remaining dual-aspect double bedrooms, along with a further family bathroom.

Outside

Located in a tucked away position within an exclusive development, the property is approached through a five bar gate over a gravelled driveway, providing parking and giving access to the detached quadruple garage with attic space over. At the front of the house is a long established copse which gives the house its name. The well-maintained gardens surround the property on three sides, and are mainly laid to lawn bordered by mature shrubs and hedging. Several seating areas, and a paved terrace create a perfect setting for entertaining, al fresco dining and relaxing.



Location

Neighbouring ancient woodland, the exclusive Melton Park development is approached via St Audrey's nine-hole golf course and sits near to Melton village which has a local Morrisons and primary school. The nearby market town of Woodbridge offers superb amenities including boutique and high street shopping, services, pubs, cafés, restaurants, a cinema, leisure centre, golf course, marina and state and private schooling. More extensive amenities are available in the county town of Ipswich.

The area's wider sporting facilities include sailing and fishing on the estuaries of the Deben, Orwell and Alde and at Aldeburgh and other coastal villages together with further golf courses. Communications links are excellent: the A12 gives access to the A14, Ipswich, the Suffolk Heritage Coast and the motorway network, and Melton station offers convenient links to London Liverpool Street via Ipswich.

Distances

- Woodbridge 2.8 miles
- Framlingham 10 miles
- Ipswich 11.1 miles
- Aldeburgh 15.3 miles

Nearby Stations

- Melton - branch line
- Ipswich - mainline

Key Locations

- Ufford Park
- Sutton Hoo
- Orford Castle
- River Deben
- Framlingham Castle

Nearby Schools

- Woodbridge School and Prep
- Farlingaye High School
- Framlingham College and Prep
- Orwell Park





Floorplans

Main House internal area 2,609 sq ft (242 sq m)
 Garage internal area 609 sq ft (57 sq m)
 Total internal area 3,218 sq ft (299 sq m)
 For identification purposes only.

Directions

IP12 1TE
 what3words: ///behaving.bank.commoners - brings you to the driveway

General

Local Authority: East Suffolk Council

Services: Mains electricity, gas and water services are connected.

Maintenance/service charge: Membership of Melton Pak Management Co. Ltd. is mandatory and the charge is currently £450 per annum.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb>

Council Tax: Band E

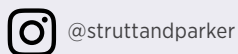
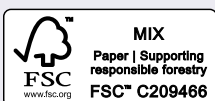
EPC Rating: C

Suffolk

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