

*A most impressive six bedroom detached house along with an additional garden room, standing in grounds of over three quarters of an acre, adjacent to open farmland, 5 miles from Woodbridge.*

Guide Price  
£825,000 Freehold  
Ref: P7287/C

Fenn Hall  
Old Post Office Lane  
Sutton  
Woodbridge  
Suffolk  
IP12 3JQ



Porch, utility room, shower room, kitchen/dining room, study, sitting room, drawing room and plant room.  
Six first floor bedrooms, two en-suite shower rooms and family bathroom. Grounds of 0.85 acres. Ample parking.  
Summerhouses and a fabulous garden room.

Contact Us



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## Location

Fenn Hall is situated at the end of a drive adjacent to open farmland. Sutton is within the Suffolk Coasts and Heath Area of Outstanding Natural Beauty and there are a number of walks on the popular Sutton Heath. The well renowned Sutton Hoo burial site is just 3 miles from the property. Within the village of Sutton itself is a pub and village hall. There is a primary school in nearby Melton as well as a train station (4 miles). The property is perfectly located for access to the river Deben and the sea at Alderton and Bawdsey which are 4 and 5 miles respectively. Within 3.5 miles is the ever popular pub, the Ramsholt Arms.

The town of Woodbridge is 5 miles from the property and is probably best known for its outstanding riverside setting, but also offers a good choice of schooling and a wide variety of shops and restaurants. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, a cinema, a sports centre, as well as a wonderful network of footpaths. Woodbridge also benefits from rail links to Ipswich, where rail services to London's Liverpool Street station take just over the hour. Within 12 miles is the County town of Ipswich with National shops and businesses as well as rail services to London's Liverpool Street Station.

## Description

Fenn Hall is a most impressive detached period house that was extended and improved in 2010 and 2012. The Hall now has a spacious kitchen/dining room, utility room, shower room, study or snug, along with a sitting room and drawing room. All of this ground floor accommodation has underfloor heating. On the first floor are six bedrooms along with two en-suite shower rooms and a family bathroom. Throughout the house there are double glazed windows. The property enjoys lovely views over adjacent farmland and as well as ample off road parking, there are outbuildings including stores, two summerhouses and a fabulous garden room with wood burning stove and kitchen facilities. In all, the grounds extend to 0.85 acres.

## The Accommodation

### *The House*

### Ground Floor

An arched front door leads to the entrance porch.

### *Entrance Porch*

Vaulted ceiling. Fitted shelves. West facing window. Brick flooring. A door opens to the utility room.

### *Utility Room* 10' x 7'8 (3.05m x 2.34m)

North and east facing window. High and low level wall units with granite work surface and Butler sink with mixer taps above. Space and plumbing for a washing machine and tumble drier. Tiled flooring. Recessed spotlighting. Open door way to the kitchen/dining room and further door to the downstairs shower room.

### *Shower Room*

Fully tiled and comprising shower, WC and hand wash basin. Tiled flooring. North facing internal window with obscured glazing. Ladder style chrome towel radiator. Recessed spotlighting. Fitted shelf.



Utility Room

*Kitchen/Breakfast Room* 20' x 18'3 (6.10m x 5.56m)

A most impressive dual aspect room with north and south facing windows with views over the driveway and open farmland. The kitchen area has tiled flooring. Fitted with a stylish range of high and low level wall units with granite work surface and Butler sink with mixer taps above. Kitchen island with drawers, cupboards and granite work surface. Exposed timbers. Former fireplace which has space and plumbing for a range cooker. Integrated fridge freezer and dishwasher. Stairs to the first floor landing. Door to the sitting room and to the study.





*Study* 13'2 x 8' (4.01m x 2.44m)

A good size study or snug with north facing window enjoying countryside views. East facing French doors opening up to the patio. Fitted desk. Recessed spotlighting. Hatch to roof space.



*Sitting Room* 20' x 12' (6.10m x 3.66m)

South facing windows overlooking the front of the property. Carpet floor covering. Brick fireplace which is home to a woodburning stove on a brick hearth. Exposed brick walls. Wall light points. Bifold doors opening to the drawing room.

*Drawing Room* 15' x 14' (4.57m x 4.27m)

North and west facing windows with field views. Carpet floor covering with underfloor heating. Recessed spotlighting. Wall light points. A door opens to the plant room which is home to the hot water cylinder, pressurising tanks, an accumulator, water softener and oil fired boiler. Hatch to roof space.

Sitting Room



Sitting Room



Drawing Room



The stairs in the kitchen/dining room rise to the

## **First Floor**

### *Landing*

Exposed brick walls. Radiators. Recessed spotlighting. Doors lead off to the six bedrooms and bathroom.

### *Bedroom One* 16' x 8'4 (4.88m x 2.54m)

North facing windows with fine views over open countryside. Wall to wall fitted wardrobes. Radiator. Recessed spotlighting. A door opens to an en-suite.



### *En-Suite Shower Room*

Fully tiled and comprising shower, WC and hand wash basin. Ladder style chrome towel radiator. East facing window. Recessed spotlighting.

### *Bedroom Two* 11'10 x 10'6 (3.61m x 3.20m)

A dual aspect room with east and south facing windows overlooking the garden. Hatch to roof space. Recessed spotlighting. Radiator.



*Bedroom Three* 11'3 x 8'2 (3.43m x 2.49m)

South facing window to the front of the property. Brick fireplace and exposed brick wall. Radiator. Recessed spotlighting.



*Bathroom*

Bath, WC, hand wash basin. Fitted cupboards. Radiator. Part tiled walls and tiled flooring. Ladder style chrome towel radiator. Exposed beams. Recessed spotlighting.



*Bedroom Four* 11'8 x 8'7 (3.56m x 2.62m)

South facing window to the front of the property. Recessed spotlighting. Exposed brick wall. Radiator.

*Bedroom Five* 12' x 8' (3.66m x 2.44m)

South facing window. Radiator. Recessed spotlighting. Hatch to roof space.



*Bedroom Six* 15' 8"5 (4.57m 2.57m)

North facing window with lovely views. Recessed spotlighting. Radiator. Wall to wall fitted wardrobes. Radiators. A door opens to an en-suite.



*En-Suite Shower Room*

Fully tiled and comprising shower, WC and hand wash basin. Chrome towel radiator. North facing window. Recessed spotlighting.

**Outside**

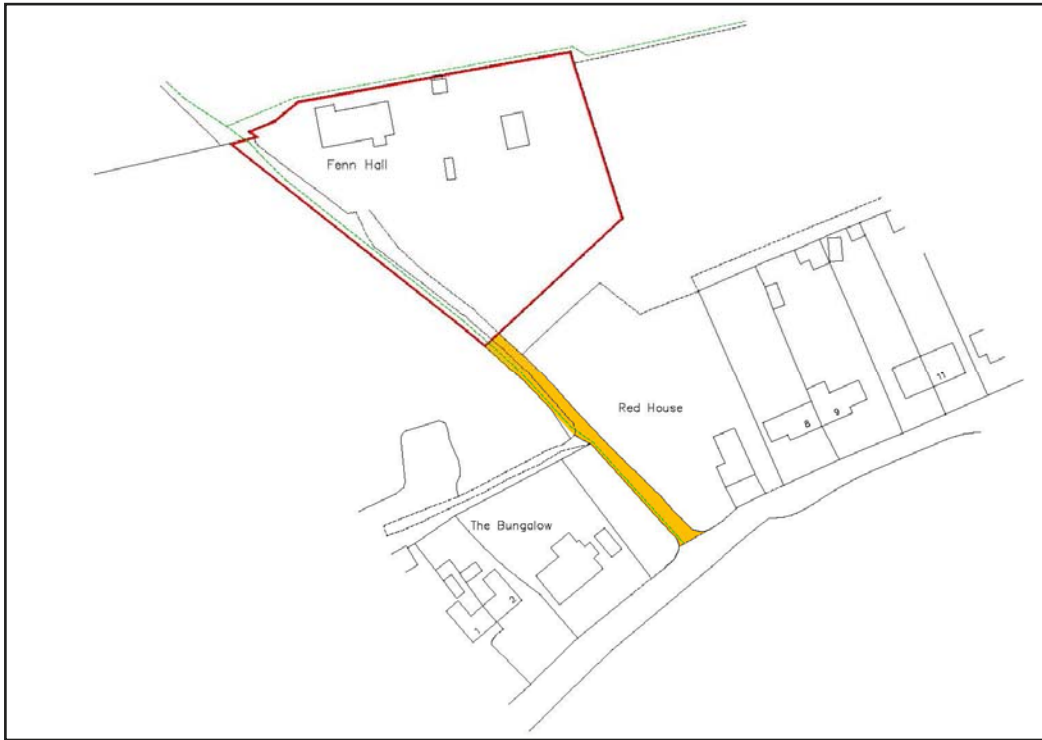
The property is approached from the small lane via a shingle drive upon which Fenn Hall has a right of way. This leads to the drive to the property itself and a substantial shingle parking area for a number of vehicles. Adjacent to this are some useful outbuildings including stores, two summerhouses and also a superb garden room built in 2021 of brick and timber construction with weatherboarded elevations under a tiled roof. This has kitchen facilities, a wood burner and glass doors overlooking the grounds.

The grounds are mainly laid to lawn and there are extensive patio areas adjacent to the house and garden room. The grounds extend in all to 0.85 acres.









*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. Oil fired central heating with ground floor underfloor heating and first floor radiators. Private drainage system – modern sewage treatment plant.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = D (copy available from agents upon request)

*Council Tax* Band E; £2,513.34 payable per annum 2024/2025

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The boundaries have been pegged as per land registry. The buyer can fence/hedge the boundary line if they so wish. A footpath runs along the drive and between the house and field. This is shown on the plan within the particulars.

*March 2024*

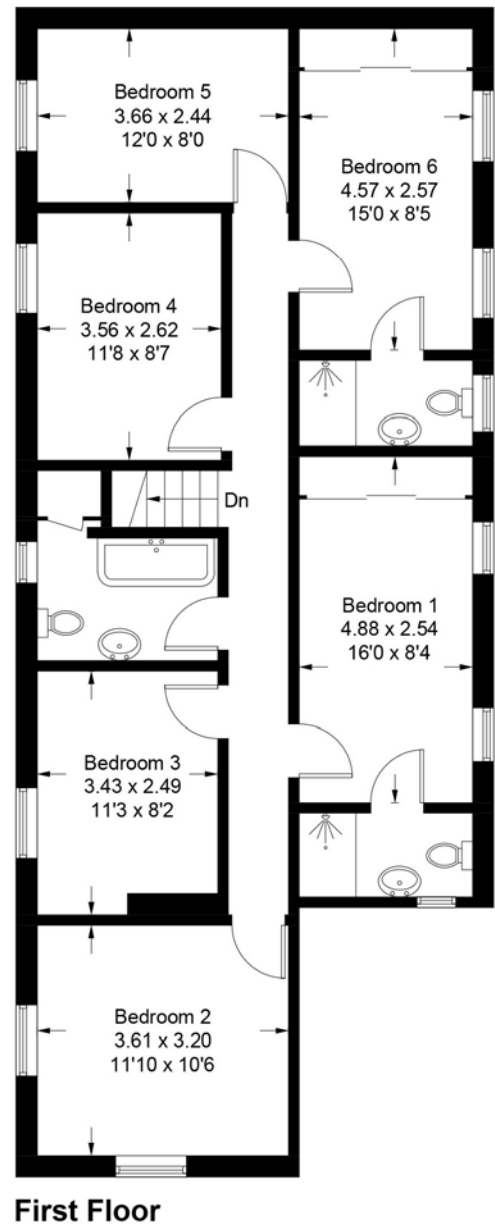
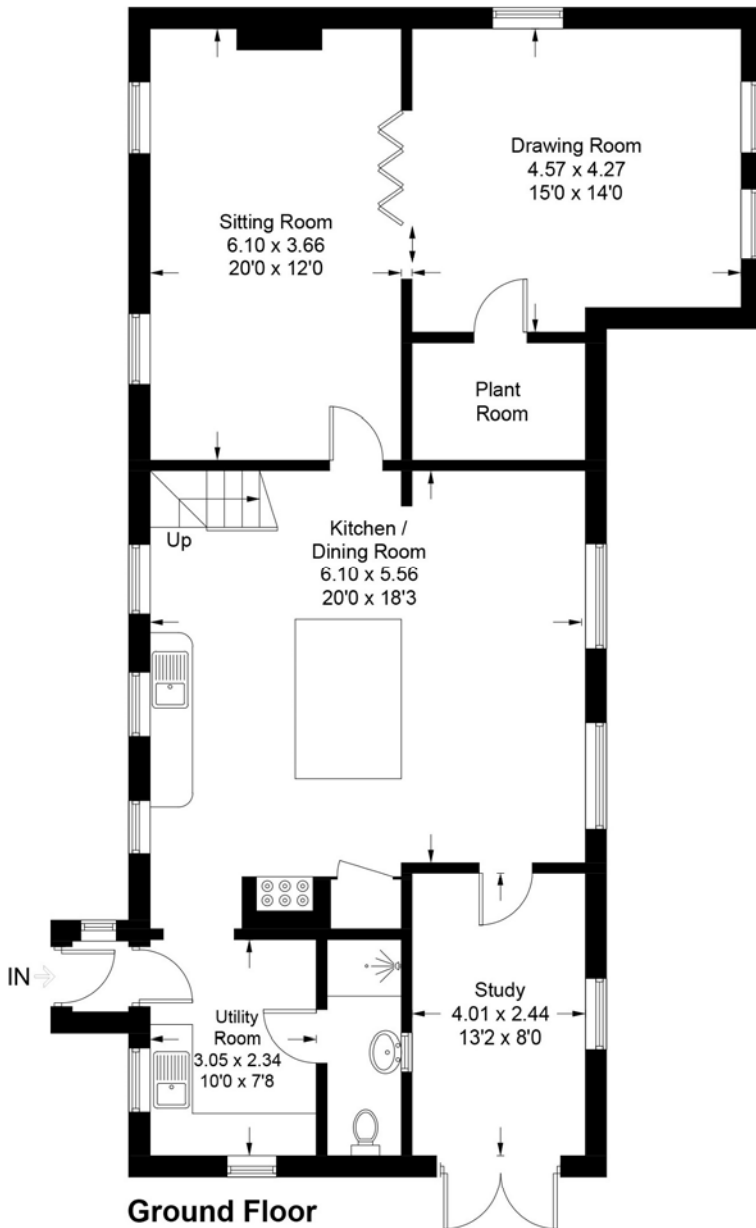






# Fenn Hall, Sutton

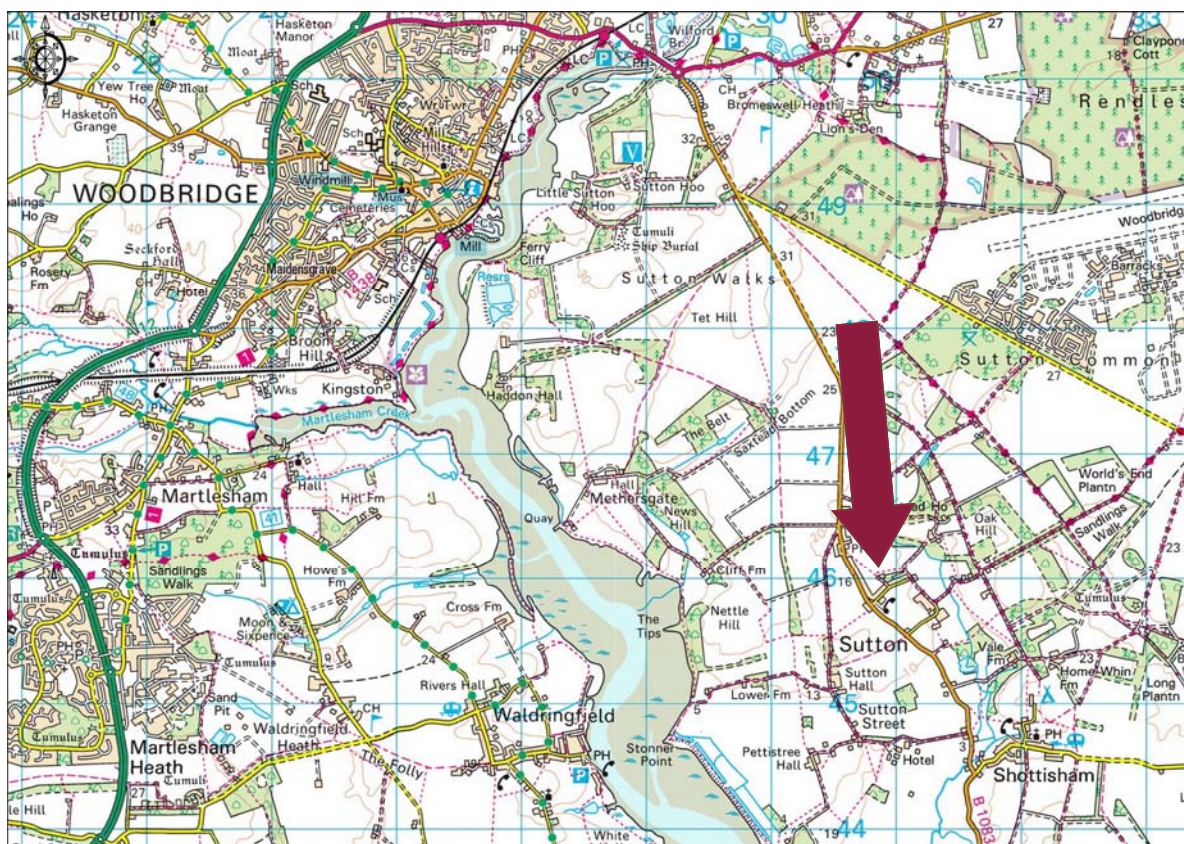
Approximate Gross Internal Area = 196.9 sq m / 2119 sq ft



## Directions

From the A12 heading north bypass Woodbridge and at the roundabout follow A1152 signposted to Melton, proceeding through the traffic lights and past the railway station on the right and the Wilford Bridge pub on the left. At the next roundabout, take the second exit towards Sutton, the B1083, and continue into Sutton village. In the centre of the village, turn left onto Old Post Office Lane where the drive to Fenn Hall will be found a short way along on the left hand side.

What3Words location for the end of the drive: [///cheeses.condition.magpie](https://www.what3words.com/#!/cheeses.condition.magpie)



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