

An aerial photograph of a property in Wickhambrook, Suffolk. The main house is a light-colored, single-story building with a dark brown tiled roof and a dormer window. It is situated on a gravel driveway. To the left of the house is a detached garage with a grey tiled roof. To the right of the house is a dark-colored outbuilding with a grey tiled roof. The property is surrounded by a green lawn and trees. In the background, there are other houses and a road.

DAVID  
BURR

Meadowbrook  
Wickhambrook, Suffolk

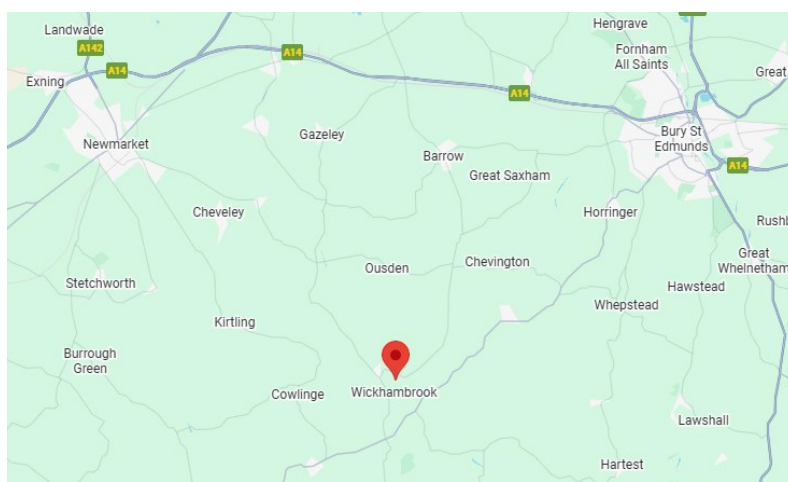


# Meadowbrook

The Duddery, Wickhambrook, Newmarket, Suffolk

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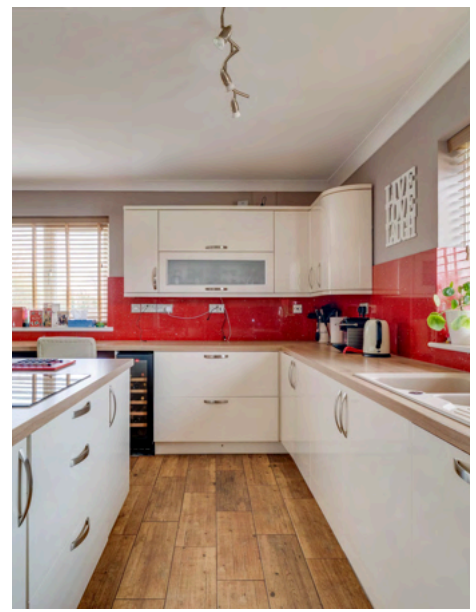
Enjoying outstanding countryside views, this versatile and spacious detached four-bedroom family home is set in a sought-after semi-rural position, yet remains within easy reach of the amenities of a popular Suffolk village. The property sits within extensive grounds and includes a double garage, barn with office accommodation and kitchenette. This property has equestrian facilities, with Tornado horse wire fenced paddocks, outdoor and covered yard, stabling, and a tack room/feed store.



- Four bedroom detached family home
- Situated within extensive grounds
- Double garage
- Storage barn with office and kitchenette
- Paddocks with outdoor and covered yard
- Stabling and tack room/feed store
- In all about 2.7 acres.

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## INTERIOR

ENTRANCE into a generous HALLWAY with tiled flooring, staircase to the first floor with storage cupboards beneath and doors leading to: SITTING ROOM a spacious and versatile reception room with French doors leading to the terrace and views across the gardens. DINING ROOM another generous reception room with tiled flooring and French doors leading to the terrace. KITCHEN/BREAKFAST ROOM extensively fitted with a range of wall and base units under worktop with 1.5 bowl sink inset. Integrated appliances include a Bosch oven, microwave oven, four ring induction hob, dishwasher, undercounter freezer and wine fridge, with space for a large freestanding fridge/freezer. Breakfast bar and tiled flooring. Door to the REAR HALL with stable door leading out. UTILITY ROOM with a range of wall and base units under worktop, a plumbed in water softener and space/plumbing for a washing machine. CLOAKROOM with WC, wash hand basin and extensively tiled walls and floor. PLAYROOM with outlook to the front aspect. STUDY with tiled flooring, storage cupboards and outlook to the front aspect.



### FIRST FLOOR

A generous LANDING with large double airing cupboard and access to the roof space. BEDROOM 1 a generous and light Master Bedroom with a range of fitted wardrobes and vanity units. French doors with a Juliette balcony with views over paddocks and an En-Suite comprising walk-in tiled shower cubicle, vanity sink unit, WC, heated towel rail and extensively tiled walls and flooring. BEDROOM 2 a generous double bedroom with outlook to the front and over open countryside. BEDROOM 3 a further double bedroom with eaves storage and outlook to the side. BEDROOM 4 another double bedroom with eaves storage. FAMILY BATHROOM comprising panelled bath with shower attachment over, pedestal sink unit, WC, heated towel rail and extensively tiled walls and floor.

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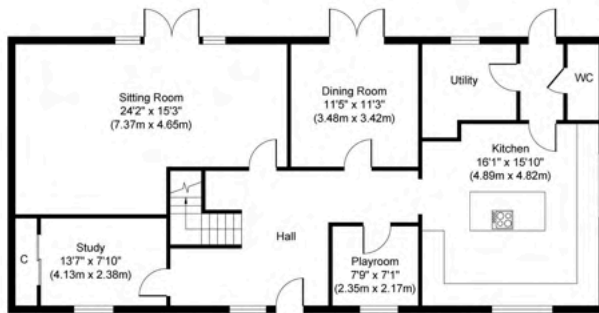


## EXTERIOR

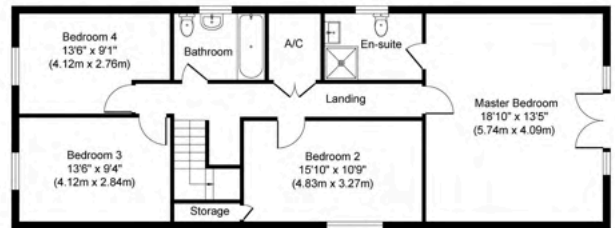
The property sits behind electric gates with a generous parking area providing parking and turning for multiple vehicles in turn leading to the DOUBLE GARAGE with electric roller shutter doors with light and power connected with Kitchenette and Cloakroom. Further enhancing the property is a separate newly built barn providing versatile storage accessed via roller shutter doors and Internal access to the office accommodation and kitchenette positioned above. The barn also benefits from the addition of solar panels, which feeds the house and barn. Extending to approximately 2.7 acres, the grounds are thoughtfully arranged to include formal gardens and well-equipped equestrian facilities. The immediate gardens comprise a generous paved dining terrace with steps descending to a formal lawned garden and timber shed. Gated access leads to the fenced paddocks, while a five-bar gate from the driveway opens into an outside and covered yard serving four stables and a tack room/feed store, with two additional gates providing further access to the paddocks.



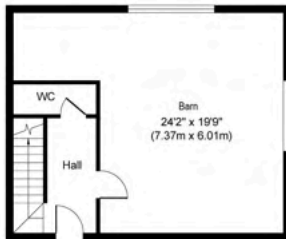
# Floorplan



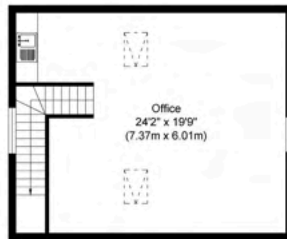
**Ground Floor**  
Approximate Floor Area  
1225 sq. ft  
(113.78 sq. m)



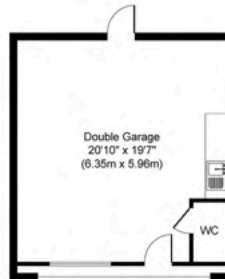
**First Floor**  
Approximate Floor Area  
974 sq. ft  
(90.51 sq. m)



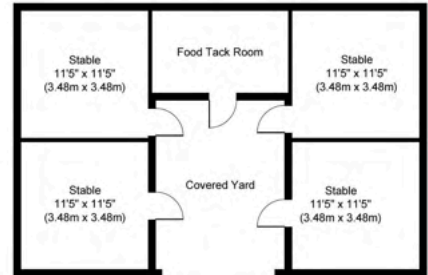
**Barn Ground Floor**  
Approximate Floor Area  
477 sq. ft  
(44.29 sq. m)



**Barn First Floor**  
Approximate Floor Area  
477 sq. ft  
(44.29 sq. m)



**Garage**  
Approximate Floor Area  
393 sq. ft  
(36.47 sq. m)



**Outbuilding**  
Approximate Floor Area  
624 sq. ft  
(57.95 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Wickhambrook, Suffolk

Wickhambrook is a lovely rural village with a vibrant community served by a Public House, shop, school, surgery with a pharmacy and parish Church, closely linked to the A143 which provides fast access to the Cathedral town of Bury St Edmunds, approximately 11 miles, in turn providing access to the A14 trunk road to London via the M11. Newmarket (home to British Horseracing) is approximately 7 miles, Cambridge 20 miles and Stansted Airport is approximately 40 minutes.



## Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: F. £3,239.89 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 500 mpbs download, up to 500 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/ DEVELOPMENTS/PROPOSALS:

DC/24/1764/HH Householder planning application - a. two storey extension to front of dwelling with open porch b. removal of roof window to front of dwelling and installation of two dormer windows c. installation of roof light to side of dwelling d. two storey extension to rear of dwelling e. removal of roof windows at rear of dwelling and replacement with two dormer windows f. flue to rear elevation

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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