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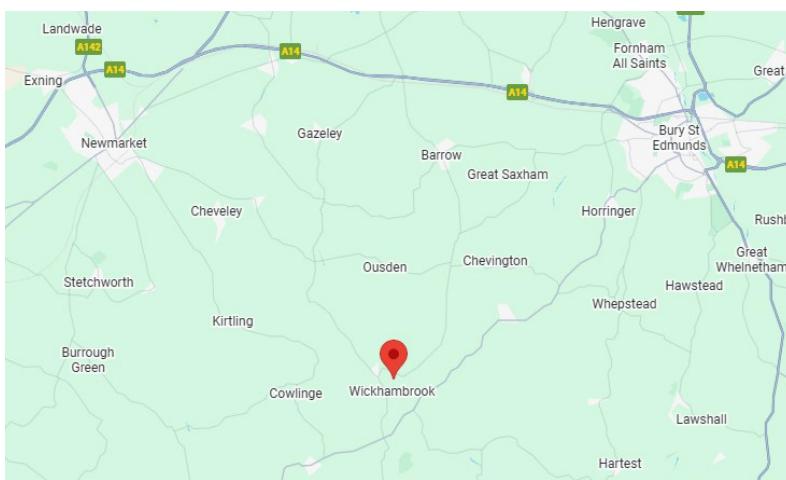
Meadowbrook

Wickham Brook, Suffolk

Meadowbrook

The Duddery, Wickhambrook, Newmarket, Suffolk

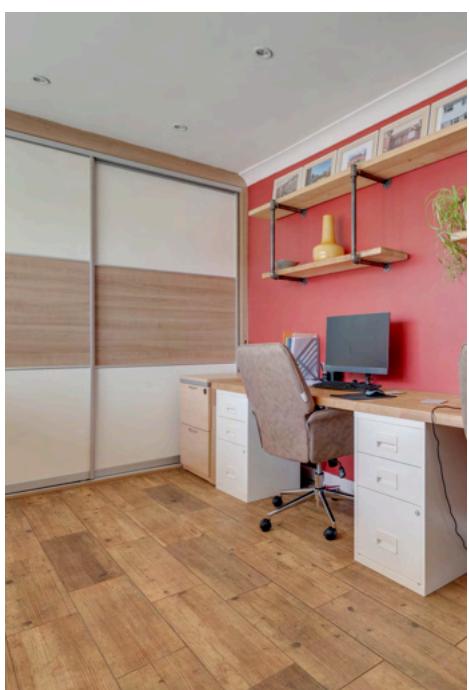
Enjoying outstanding countryside views, this versatile and spacious detached four-bedroom family home is set in a sought-after semi-rural position, yet remains within easy reach of the amenities of a popular Suffolk village. The property sits within extensive grounds and includes a double garage, barn 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.



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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



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.

Scan QR code for online details





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