



Fields End, Framlingham



Huntingfield  
Estates  
FRAMLINGHAM

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## Fields End

Coles Green | Framlingham | Suffolk

**FIELDS END** is an exceptional contemporary detached home. This thoughtfully designed 4 bedroom home is situated in the small hamlet of Coles Green within walking distance of Framlingham. In a high position with commanding views over Framlingham and the surrounding fields, the house has been built to a high specification with an air source heat pump running the central heating with underfloor heating to the ground floor. Parking for several cars, double carport and outdoor entertaining area.

**LOCATION:** **FIELDS END** is situated in the small hamlet of **Coles Green** which is within walking distance of the market town of Framlingham. Rural yet accessible, from its elevated position, **FIELDS END** has far reaching views over Framlingham itself with clear views of the medieval castle, church and college and the fields surrounding. The market town of Framlingham is well known for its historic twelfth century castle and church. The Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants with a selection of artisan cafes. It benefits from a supermarket, dentist, doctor's surgery and vets. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles away with links via Ipswich train station to London and Norwich. The main line service to London Liverpool Street takes just over an hour. The Heritage Coastline is 17 miles away just a 25-minute drive with towns such as Aldeburgh and Southwold with their beaches and bustling high streets.



FIELDS END



## INTERIOR

The entrance door affords views through the house and out to the garden beyond through the full height window to the rear with bi-fold doors onto the garden. Flooded with light this is the ultimate open plan living space. From the hallway there is access to the downstairs shower room with slate floor running directly into the shower. There is a storage cupboard under the stairs and further storage cupboard for coats and shoes with the stairs rising to the first floor. Access to the utility room with space and plumbing for washing machine and tumble dryer with a separate drying cupboard housing the workings for the central heating and hot water.

The hallway flows through to the exceptional open plan kitchen diner and through to a living area with comfy seating tucked further around the corner. The contemporary kitchen has a wealth of storage with a large working island containing the range cooker. Integrated appliances with full height cupboards surrounding the space for a large American style fridge freezer give clean lines and the beautiful quartz worktops give a luxurious finish. Bi-fold doors from the dining area lead onto the patio and garden to truly bring the outside in. There are hard floors throughout in Karndean style flooring in a light oak effect.

The enclosed separate living room has a built-in feature display fire with built in shelving to each side and zoned pelmet lighting. There is space and cabling installed for a wall hung TV. This room has views onto the garden but is fully carpeted giving a cosier feel.

Also on the ground floor is a further reception room with window to the front which would make an ideal study, playroom or additional bedroom.

Rising to the first floor you can really appreciate the full height window giving fabulous views over the fields and the galleried landing with glass balustrade is flooded with light. The landing has a built-in linen cupboard. There are 4 generous double bedrooms. The principal bedroom has a large window with views over the fields and plenty of space for wardrobes with a luxurious ensuite that has a vanity unit with double sinks, a separate walk in shower and free-standing bath all with far reaching field views. There are three further bedrooms which are all good-sized doubles, and one has built in storage. A contemporary family bathroom with a vanity unit, free standing bath and separate walk-in shower.

## EXTERIOR

To the front of the property is a gated driveway with parking for several cars which leads into the two-car carport. The driveway is shingled, and the air source heat pump is situated adjacent to the front door. There is a wraparound garden with hedges and fencing making it feel very private. Behind the car port is an enclosed workshop with light and power and to the rear of this is a brick-built area for an outside kitchen, bar or simply seating making it the perfect garden room or party area. The garden wraps around with two separate paved seating areas. The modern black fencing has up lighters all along adding to the ambience of the outdoor entertaining area. The remainder of the garden has been seeded with grass which will mean the garden is mainly laid to lawn for the new owner to make their own. There is an area behind the garden room which would be ideal for growing vegetables, greenhouses/sheds or anything which you would not want to spoil the wonderful views and clean lines.



## PROPERTY INFORMATION

**TENURE** - The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** - East Suffolk

**Tax Band:** D

**EPC:** B

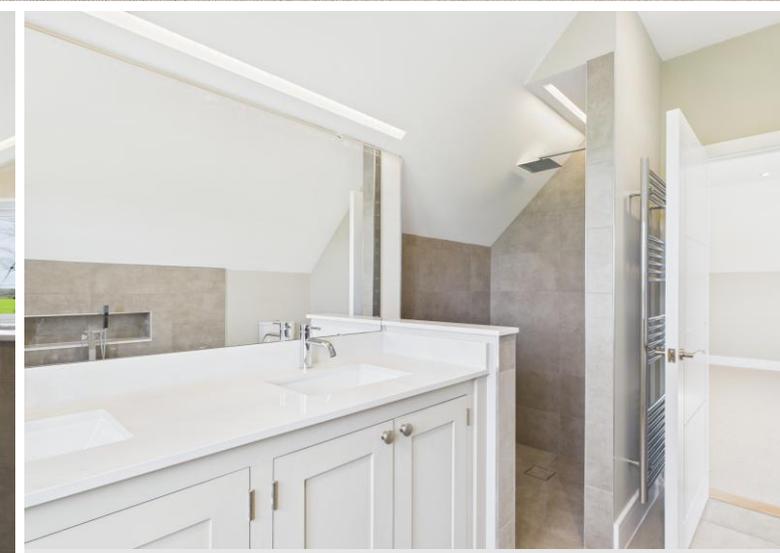
**Postcode:** IP13 9LF

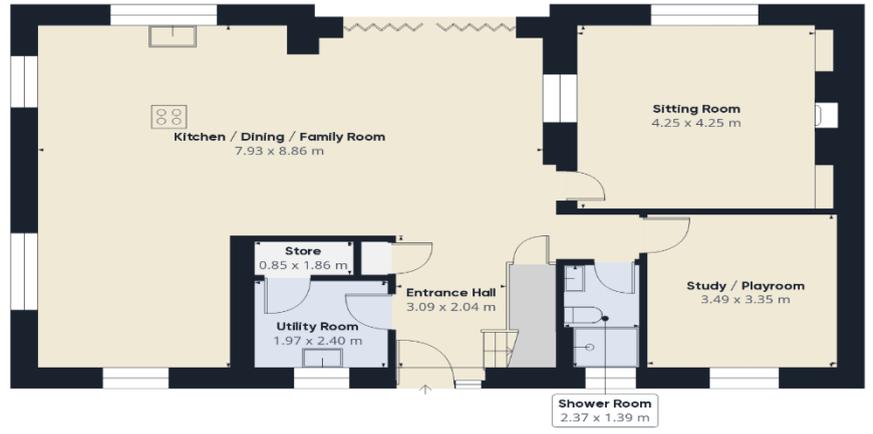
**What3Words:** ///flop.shaky.skyrocket

**SERVICES:** Air source heat pump, newly installed and fully compliant private drainage system, mains water and electricity.

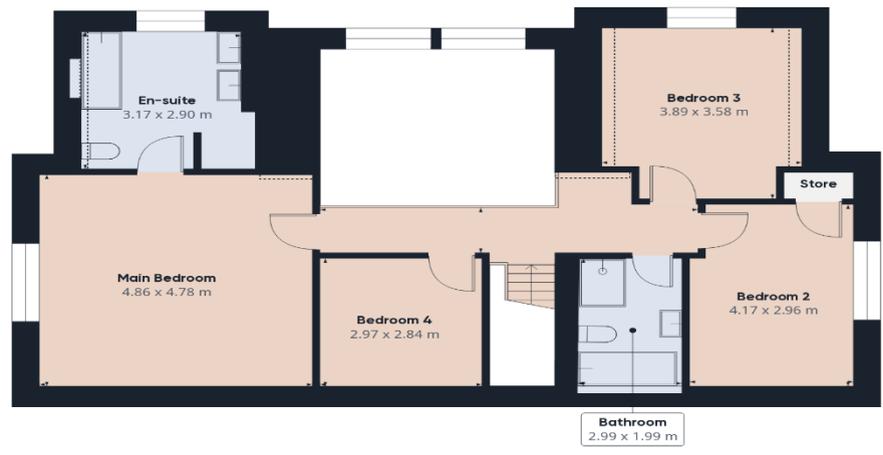
**FIXTURES AND FITTINGS:** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
265.96 m<sup>2</sup>  
Reduced headroom  
2.29 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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