



White Horse Mews, Framlingham









## White Horse Mews

Framlingham | Woodbridge | Suffolk

A deceptively spacious four double bedroom immaculate property tucked away in a quiet and secluded Mews yet within easy walking distance of Framlingham Market Hill. A capacious garage with storeroom, South facing Balcony and Garden and no onward chain.

**LOCATION** The property is a stone's throw from the Market Hill in Framlingham, well known for its twelfth century castle and church. The Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants. 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 with links via Ipswich train station and offering a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.









## INTERIOR

A couple of steps up to the Entrance Door leads into a spacious Karndean-floored hallway with a window to the side and space for coats and shoes. To the left is a downstairs cloakroom with close coupled wc, useful shelving and cupboard above. There is also a vanity unit incorporating a wash hand basin with an opaque window to the side. A door to the right leads into a larger than average double garage with a lockable storage room at the side and gives access to the Utility Room at the rear. This has a high window with wall and base units, space for a washing machine and tumble dryer, water softener, a shelving unit and further access to the shelved linen cupboard containing pressurised water cylinders.

Up a half flight, carpeted staircase is a generous family room with a small vanity unit potentially enabling use as Bedroom 5 if required. Like the rest of the house, the room is light and airy being south and west facing with two windows to the side and south-facing full width bifold doors giving immediate access to the patio and garden beyond. A further half-flight takes you to a capacious, bright and open Kitchen/Dining/Family Room which has four sash windows and full-width bifold doors out onto the fabulous south-facing balcony. The Kitchen comprises a range of Howden's grey wall and base units with quartz worktops including an inset stainless-steel sink with a quartz drainer and mixer taps over, a NEF electric oven with induction hob over and extractor fan above. A very large matching island unit has space for four seats, a built-in NEF dual oven/microwave, spacious cupboards and multiple drawers. In addition, the kitchen has a large separate pantry with cooling quartz and wooden slatted shelving. There is also space for an American style fridge/freezer and integrated dishwasher. The whole of this area benefits from the bifold doors leading out to the balcony. Beyond this there is ample space for a large dining table and chairs and the room extends

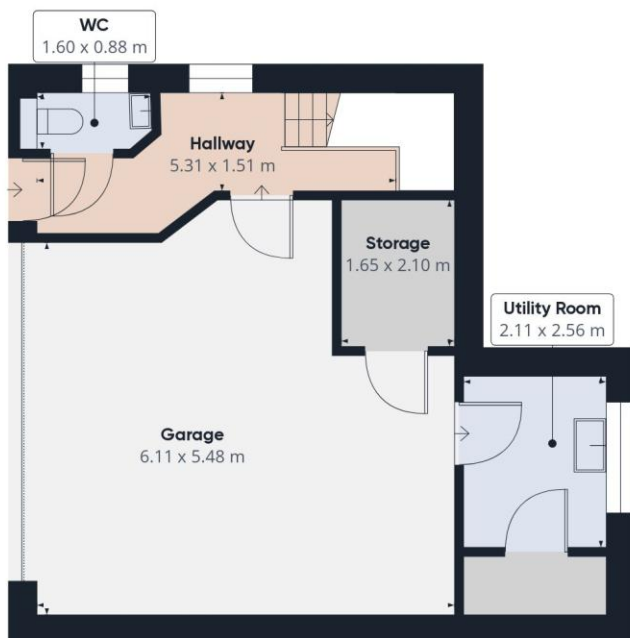
further into a carpeted Family area with a large under-stair storage cupboard.

A half-flight staircase leads to Principal Bedroom which has a vaulted ceiling and sash window overlooking the rear garden. The contemporary en suite shower room is fully tiled and has a large walk-in shower cubicle with dual rain and wall mounted handheld shower heads, floating wash hand basin with drawers under, a close coupled wc, extractor fan and heated towel rail.

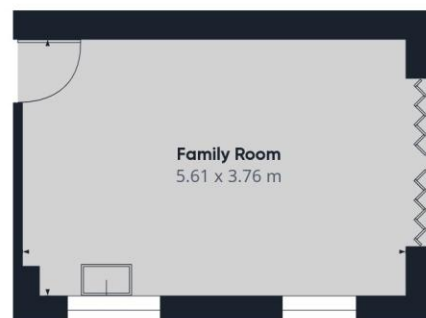
On the top landing is a large, partly shelved, storage and hanging cupboard. There are three further double bedrooms, one of which is dual aspect together with a contemporary Family Bathroom. This comprises a four-piece suite of bath, with mixer tap and handheld shower, a separate walk-in shower cubicle with dual rain and wall-mounted handheld shower heads, floating wash hand basin with drawers under, wc, heated towel rail, extractor fan and rooflight.

## EXTERIOR

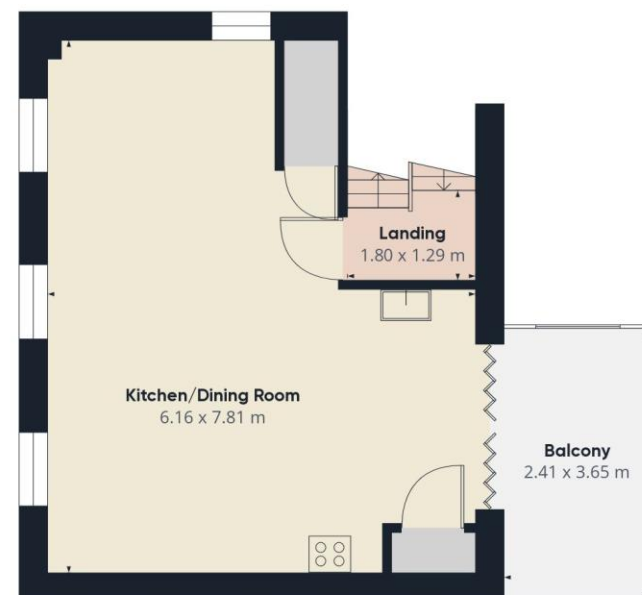
There is a remote-controlled electric, up and over door leading into the huge double garage with storage room at the back which can also be entered from the property via the entrance hall. To the side of the property are the utility meters and a large secure storage space containing the gas boiler. Steps and a small gate provide easy access to the rear south-facing garden. This is low maintenance with attractive well established seasonal beds, a large patio, easily maintained lawn and a west-facing decked area designed to catch the evening sun. The south facing, sheltered Balcony, leads off the Kitchen on the first floor and overlooks the rear garden. There are two outside taps, one to the outside of the Family Room and the second to the outside of the Utility Room which provides thermostatically controlled warm water. There is extensive outdoor lighting and two outside power points.



Ground Floor



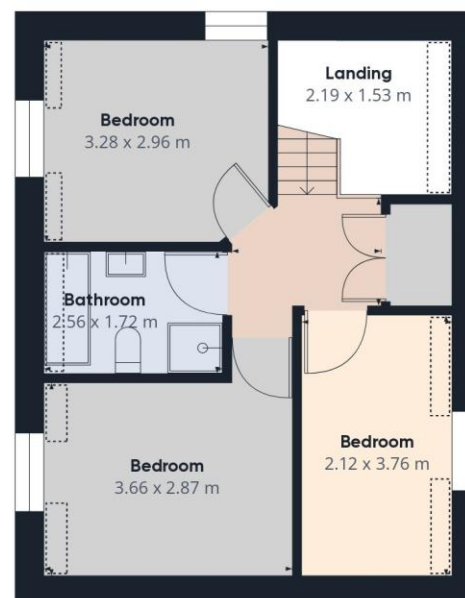
Floor 1½



Floor 1



Floor 2½



Floor 2

**Approximate total area<sup>(1)</sup>**

184.78 m<sup>2</sup>

**Reduced headroom**

2.28 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

## PROPERTY INFORMATION

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

**LOCAL AUTHORITY** - East Suffolk

**Tax Band:** F

**EPC:** B

**Postcode:** IP13 9DT

**SERVICES** Gas central heating, mains drains, water and electricity. Double glazed throughout, the property benefits from 4 roof-mounted solar PV panels providing an estimated annual generation of 710kWh.

**FIXTURES AND FITTINGS** All Fixtures and Fittings are excluded from the sale but can be purchased via separate negotiations if required and the vendor is open to selling some or all of the furnishings. Please ask for further details.

**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.







**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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