

*A modern, two-bedroom, detached coach house located on the small Barley Vale development, built by Hopkins & Moore, in the popular town of Framlingham.*

Guide Price  
£220,000 Leasehold  
Ref: P7126/B

7 Campbell Close  
Framlingham  
Woodbridge  
Suffolk IP13 9PL



Entrance hall and open plan kitchen/living/dining area.  
Principal bedroom with en-suite shower room.  
Further double bedroom and family bathroom.  
Single garage and off-road parking.

Contact Us



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## Location

7 Campbell Close is located in the popular market town of Framlingham, opposite Thomas Mills High School and just a short distance from the doctors surgery, Sir Robert Hitcham's CEVA Primary School & Nursery, and Framlingham College. There is a good selection of independent shops and businesses within the town including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. Framlingham is also home to the Crown Hotel, Barclays Bank and a Co-operative supermarket. In recent years Framlingham has often featured as the number one place to live in the country and is perhaps best known for its magnificent castle.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and amenities such as golf in nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is nearby (10½ miles), and there is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with easy access to the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street, scheduled to take just over an hour.

## Description

7 Campbell Close is located on the small, exclusive development of Barley Vale, which was completed in December 2021 by the renowned builders Hopkins & Moore. The property itself is a two-bedroom, detached coach house with redbrick elevations under a pitched tiled roof. It is being sold with the remainder of a 125-year lease and the remainder of a 10-year NHBC warranty. The current vendors have resided at the property since it was new and have maintained it to an exceptionally high standard. The accommodation is located on the first floor, above garaging, and comprises landing with study area, open plan kitchen/living/dining area, principal bedroom with en-suite shower room, further double bedroom and family bathroom. It has a single garage and allocated off-road parking for one vehicle. Please see the 'Notes' section within these particulars for information regarding maintenance, service and ground rent charges.

## The Accommodation

### *The Coach House*

## Ground Floor

The front door opens to the

### *Entrance Hall*

Wall-mounted radiator, coat hooks and stairs that rise to the

## First Floor

### *Landing*

With skylight to rear, access to loft and study area. Built-in cupboard housing the pressurised water cylinder and slatted shelving. Further storage cupboard with shelving above. Doors lead to the principal bedroom, family bathroom and

### *Kitchen/Living/Dining Area* 22'7 x 16'10 (6.88m x 5.13m)

An open plan space with dormer window to front, and further dormer window and skylight to rear. Living/dining area with wall-mounted radiator and laminate flooring. Kitchen area with tiled flooring and a matching range of fitted wall and base units with rolltop work surface incorporating a one and half bowl single-drainer sink unit with mixer tap over and tiled splashback. Space and plumbing for dishwasher and washing machine. Four-ring gas hob with electric oven and grill under, and stainless steel extractor hood over. Further extractor fan and kickboard heater. Space for appliances.







*Bedroom One* 11'0 x 10'9 (3.35m x 3.28m)

Dormer window to front, wall-mounted radiator and built-in double wardrobe with hanging rail and shelf above. Door to





### *En-Suite Shower Room*

Built-in double shower tray with tiled surround, mains-fed shower over and glass sliding doors. Wall-hung basin with mixer tap over, tiled splashback and mirror-front cupboard above with shaver point to side. Close-coupled WC. Extractor fan and wall-mounted radiator.

### *Bedroom Two* 11'0 x 7'5 (3.35m x 2.26m)

A further double bedroom with dormer window to front and wall-mounted radiator. Built-in cupboard over the stairs with hanging rail.



### *Family Bathroom*

Dormer window to rear with obscured glazing. Panelled bath with mixer tap over, hand-held shower attachment, tiled surround and shelf behind. Close-coupled WC and wall-hung basin with mixer tap over and tiled surround. Shaver point and wall-mounted radiator.





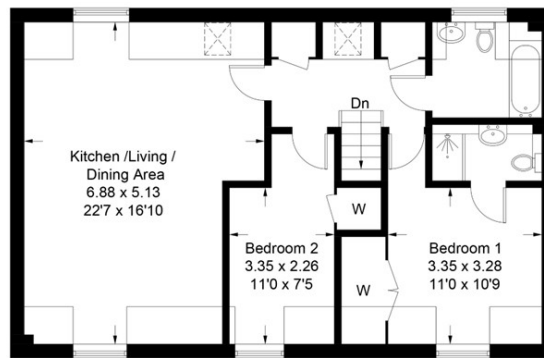
## Outside

The property is approached to the rear via a shared access road, which leads to the private driveway and **single garage** underneath the property. A path leads from here to the front door. The garage is the first on the left as you look at the property. It has a 7'0 up-and-over door to the front with power and light connected. Within the garage is a recessed area under the stairs for further storage, as well as a tap. To the front of the property is a small open plan area laid to grass.

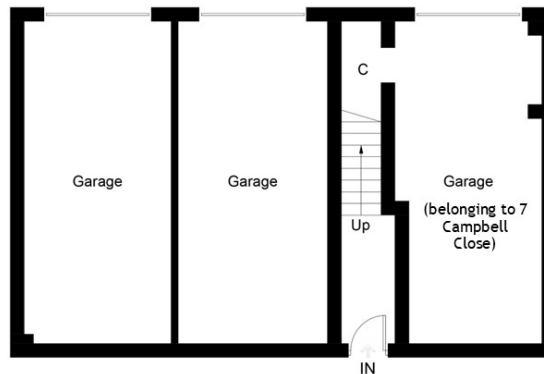


## 7 Campbell Close, Framlingham

Approximate Gross Internal Area = 153.3 sq m / 1650 sq ft  
(Including Garages)



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID969570)

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, gas and electricity.

**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** C (full report available from the agent).

**Council Tax** Band B; £1,669.47 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

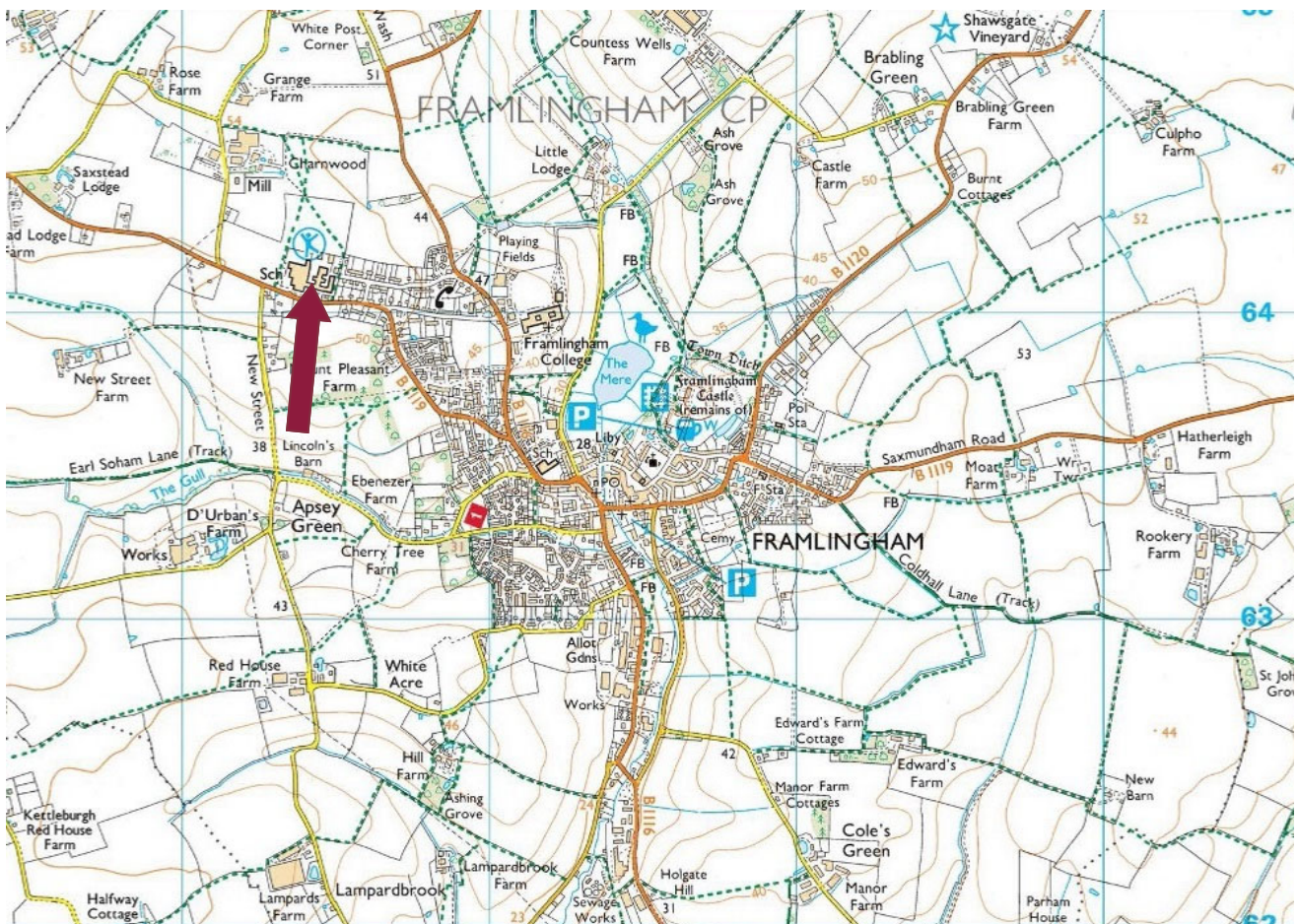
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. There is an annual service charge payable by the owners, and any future owners, of 7 Campbell Close towards the maintenance of the development's communal areas. This is currently £520.44 per annum.
3. Ground rent is payable by the owners, and any future owners, of 7 Campbell Close. This was £140 for the period 1st January 2024 to 31st December 2024. **June 2024**



## Directions

From the agent's office in Well Close Square, head up College Road and take the second left hand turning onto Mount Pleasant. Continue up the hill and along Saxstead Road towards the high school. Turn left onto Briscoe Way, which can be found on the left opposite Thomas Mills High School. Take the next left onto Campbell Close. A short way along on the left is the turning onto the shared driveway that leads to Number 7.

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