

A spacious and well proportioned Georgian town house offered furnished, situated in the heart of Framlingham.



RENT

£1,750 PCM

Ref: R2586

Address

The White House
10 Well Close Square
Framlingham
Suffolk
IP13 9DU



An attractive Georgian town house.
3 reception rooms, kitchen and cloakroom, as well as outhouses.
4 double bedrooms, shower room and bathroom.
Double garage with store above.
Pretty, private courtyard garden.

To let furnished on an Assured Periodic Tenancy

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The property is located to the centre of the sought after town of Framlingham. Framlingham is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket.

Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its prep school, Brandeston Hall, some 5 miles away.

In recent years Framlingham was voted the number one place to live in the country and is perhaps best known for its magnificent medieval castle, which is managed by English Heritage.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham 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 within easy reach (10½ miles). 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 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 Station, scheduled to take just over the hour.

Description

The White House is situated in the centre of Framlingham, within walking distance of all the town has to offer. Believed to date from the Georgian era, the house is predominantly constructed of an attractive white brick under a slate tile roof.

Internally, it offers spacious and elegant accommodation with tall ceilings. From a central dining hall, doors lead off to both the drawing room and sitting room. The drawing room has sash windows overlooking the front courtyard, as well as an attractive open fireplace. The cosy, dual aspect sitting room has a wood burning stove. The kitchen/breakfast room has north-east and south-east facing windows and is well fitted with units and a Rayburn stove.

Via the courtyard, access can be gained to an external cloakroom, utility room and freezer room.

On the first floor are four double bedrooms, three of which have south-east facing sash windows overlooking the courtyard garden. The master bedroom has an en-suite bathroom and, in addition, a well fitted shower room.

Accommodation

Ground Floor

A partially glazed stable-style door at the far end of the house provides access to the

Kitchen 18'5 x 10'6 (5.61m x 3.20m)

Fitted with a range of hand-built high and low level wall units with integrated Neff oven and microwave. Rayburn stove and timber work surface with four ring gas Neff hob. Double Butler sink with mixer taps above. Tiled flooring. Recessed spotlighting. Radiator. Wall mounted, gas fired boiler. North-east and south-east facing windows. A glazed door leads to the



Drawing Room 18'5 x 16'6 (5.61m x 5.03m)

An elegant and spacious room with south-east facing sash window and French doors opening to the courtyard garden. Open fire with timber surround. Radiators. A glazed door and archway open to the



Dining Room 16'3 x 13'11 (4.95m x 4.24m)

An impressive room with south-east facing sash window. Radiators. Stairs to the first floor landing. Front door to the exterior. Door to the sitting room and further door to an understairs cupboard and the

Downstairs Cloakroom

Part wood panelled walls. Victorian style hand wash basin. High level WC. Travertine tiled flooring. Recessed spotlighting.

Sitting Room 13'5 x 13'3 (4.09m x 4.04m)

East facing sash window and south-west facing door to Well Close Square. This comfortable room has a brick fireplace, which is home to a wood burning stove with timber surround. Flanked on one side is an alcove with cupboard and fitted shelving, and, on the other, a cupboard with shelving. Radiator.



The stairs from the dining room lead up to the

First Floor

Landing

North-west facing sash window. Wall light points. Built-in cupboard. Radiator. Hatch to roof space. Doors lead off to

Bedroom One 16'7 x 14'6 (5.05m x 4.42m)

A spacious double bedroom with sash windows to the south-east overlooking the front of the property. Exposed floorboards. Fitted wardrobes, shelving and drawers. Radiators. A door opens to steps leading down to the

En-Suite Bathroom

Comprising bath, hand wash basin set within cupboards, and WC. Ladder style towel radiator. Tiled flooring. South-east facing sash window. Built-in airing cupboard with modern hot water cylinder and pressurising tank.

Bedroom Two 11'3 x 10'9 (3.43m x 3.28m)

A double bedroom with north-east facing windows to the side of the property. Radiator.

Bedroom Three 10'8 x 10'8 (3.25m x 3.25m)

A good-sized double bedroom with south-east facing sash window overlooking the front of the property and its courtyard garden. Hatch to roof space. Built-in wardrobe with cupboard above. Radiator.



Shower Room

Predominantly tiled and comprising shower unit, WC, bidet and hand wash basin. Ladder style towel radiator. Shaver point. South-east facing sash window. Built-in cupboard.



Bedroom Four 13'9 x 11'10 (4.19m x 3.61m)

A spacious double bedroom with south-east facing window overlooking the street scene. Built-in wardrobe with drawers. Radiator. Wall light points.

Outside

The property is approached from the road via a concrete drive which leads to remote controlled timber gates, which in turn lead to the drive, parking area and **double garage**. This has a remote controlled up-and-over door to the front. In total, the garage measures approximately 20'8 x 16' and has power and light connected. Stairs lead up to a useful **store** with south-east facing window. This measures approximately 20'5 x 10' and could, subject to the normal consents, be converted to an office or further living accommodation. Immediately to the front of the attractive house is an enclosed courtyard garden. This secluded area is enclosed from the road by a high level brick wall and pleached Hornbeam trees. There are also a number of well tended shrubs and a raised bed. The house itself is adorned by a grapevine. To the north-eastern side of the house is a range of **outbuildings**. These include a store shed (which is plumbed for a washing machine), a cloakroom with WC and hand wash basin, a freezer room and a utility room. This has a Butler sink with a work surface and space and plumbing for a washing machine.





Viewing Strictly by appointment with the agent.

Services Mains water, sewerage, electricity. Gas fired central heating.

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>

Council Tax Band E. £2,429.53 payable per annum 2026/2027

Local Authority East Suffolk District Council, Melton Hill, Woodbridge, Suffolk IP12 1AU.

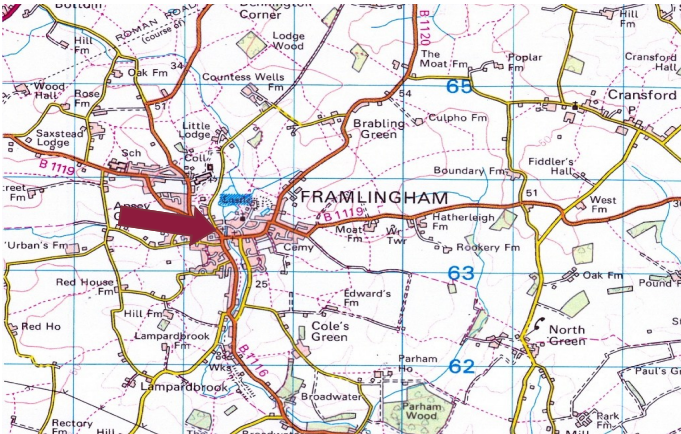
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July 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Chartered Surveyors / Estate Agents

Clarke & Simpson



Directions

Having walked out of Clarke & Simpson's office on Well Close Square, turn left and proceed along the pavement where the driveway and gates to The White House will be found on the left hand side.

For those using the What3Words app:
/// smiled.refrained.destined



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