

JENNIE JONES

EST. 1993

ESTATE AGENTS



WALNUT COTTAGE

Framlingham | Suffolk

Offers Over **£400,000**

WALNUT COTTAGE, NEW STREET, FRAMLINGHAM, IP13 9RF

Thomas Mills High School – within a few minutes' walk
Framlingham Town Centre – 0.5 mile
Framlingham College – 1 mile
Snape Maltings – 10.5 miles

- Entrance Hall ● Sitting Room ● Snug ● Bedroom 4/Study ●
- Shower Room ● Dining Room ● Kitchen / Breakfast Room ●
- Three Bedrooms ● Family Bathroom ● Parking ● Garden ●

The Property

Walnut Cottage is a delightful timber-framed period home which has been extended over the years to create a surprisingly spacious and practical family house. Offering in excess of 1,400 sq ft, this is considerably more house than its cottage appearance might initially suggest, with flexible accommodation that works particularly well for modern family life.

Its position is another real strength. Set towards the edge of Framlingham, the cottage enjoys a quieter setting while remaining within easy walking distance of Thomas Mills High School, Robert Hitcham Primary School and the town centre making it particularly appealing for a family wanting the convenience of Framlingham without needing to rely on the car for the school run or everyday amenities.

The accommodation begins with an entrance hall and opens into a comfortable sitting room. A separate dining room provides a proper space for entertaining and everyday family meals, while the adjoining kitchen is well fitted and has direct access to the rear garden.

One of the particularly useful aspects of Walnut Cottage is the amount of additional living space downstairs. Alongside the

SPACIOUS PERIOD COTTAGE OFFERING OVER 1,400 SQ FT OF FLEXIBLE ACCOMMODATION, GARDENS AND PARKING



principal sitting and dining rooms is a separate snug, providing somewhere to retreat from the main living areas, together with a study which could equally serve as an occasional or fourth bedroom.

The latter works particularly well alongside the Jack and Jill shower room/cloakroom, giving this part of the house genuine flexibility for guests, teenagers, home working or someone looking for some degree of ground-floor accommodation.

Upstairs are three double bedrooms, reinforcing just how substantial the cottage is, together with a generous and recently refurbished family bath/shower room.

There is a lovely balance here between the character and proportions of an older cottage and the practical accommodation required of a modern family home.

Outside

Walnut Cottage sits centrally within its plot, allowing the gardens to wrap around the house and giving it a pleasing sense of space.

To the front, the garden is predominantly laid to lawn and enclosed by close-boarded fencing, providing a good degree of privacy. A pedestrian gate opens onto New Street.

Alongside the cottage is a shingled area together with a raised play area, while immediately behind the house a patio provides space for outside dining and can be accessed directly from both the kitchen and dining room.

The remaining garden is principally laid to grass for ease of maintenance and includes a useful wood storage shed. Vehicular access is approached from the rear via a shared driveway, opening onto a private hardstanding area with off-road parking for two vehicles.



The Location

For a family wanting to make the most of Framlingham, the location of Walnut Cottage is particularly appealing.

The property sits towards the edge of the town, just off Saxtead Road, with Thomas Mills High School virtually on the doorstep and comfortably within walking distance. Robert Hitcham Primary School and Framlingham town centre are also readily accessible on foot, making this a house from which day to day life can be remarkably straightforward.

Framlingham itself is one of East Suffolk's most popular market towns, centred around its historic market square and impressive castle. The town offers an excellent range of independent shops, cafés and restaurants alongside everyday facilities including a supermarket, doctors' surgery and veterinary practice.

Beyond Framlingham, the surrounding countryside is dotted with attractive villages and country pubs, while Woodbridge, the Suffolk Heritage Coast and destinations including Aldeburgh, Snape and Thorpeness are all readily accessible.

Services

Mains electricity, water and drainage. Oil-fired heating via radiators

Local Authority

East Suffolk Council. Council Tax Band E

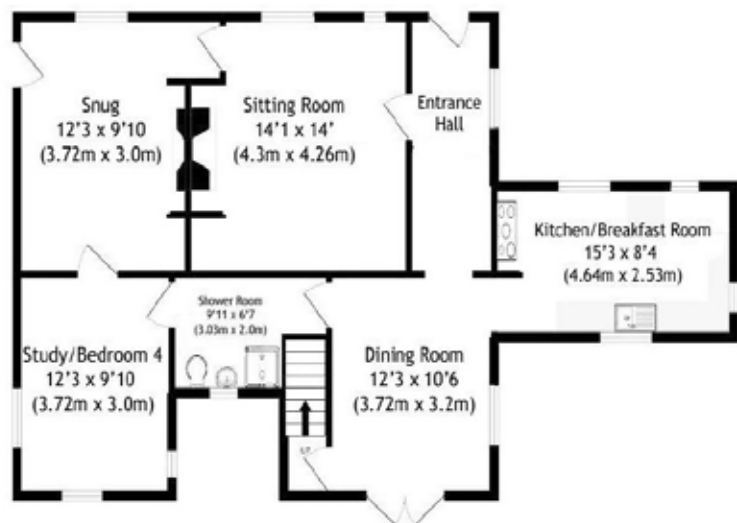
EPC Rating F

Agents Note

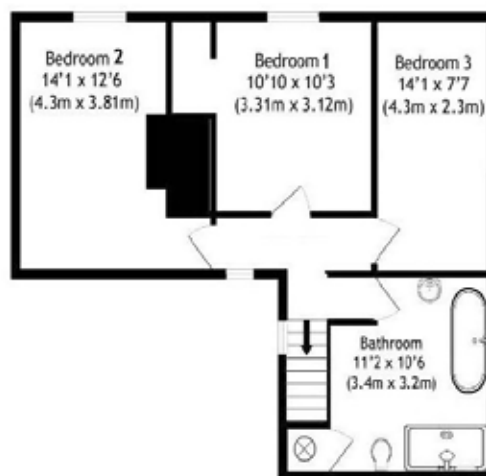
Vehicular access to the parking area is via a shared driveway to the rear of the property.



GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
568 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 sq.m.) approx.

Indicative Only



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