

A most impressive four bedroom detached single storey property, situated in a lovely edge of town location, within walking distance of the centre of Framlingham.



Guide Price

£795,000

Freehold

Ref: P7806/C

Address

Fromus Lodge
Brook Lane
Framlingham
Suffolk
IP13 9RH



Hallway, drawing room, open-plan kitchen/sitting/dining room, utility room.

Principal bedroom with en-suite shower room. Three further double bedrooms and bathroom.

Large front and rear gardens with off-road parking and substantial garage.

In all, 0.55 acres.

Contact Us



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Well Close Square
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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 in a particularly lovely position along Brook Lane. It has the great advantage of being in a semi-rural location with field views to the front, but is just on the edge of the town and within walking distance of all Framlingham has to offer.

The thriving town 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 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 preparatory school at Brandeston some 5 miles away. Framlingham has previously been voted the number one place to live in the country and is perhaps best known for its magnificent 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 Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10.5 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

Fromus Lodge is a single storey dwelling of over 2,200 sq. ft. It is believed the dwelling dates from the late 1880s with brick elevations under a tiled roof. A door to the front provides access to the hallway. Off this are the reception rooms, bedrooms and bathroom. The drawing room is a particularly spacious room with large bay windows to the front and French doors opening up to the driveway and garden. Double doors lead to the open-plan kitchen/sitting/dining room. This triple aspect space has windows to the north, south and east as well as bi-fold doors opening onto the rear patio and garden. The kitchen is fitted with an exceptional range of high and low-level wall cupboards and drawers. There is an integrated Miele coffee machine, combination oven, conventional oven, steam oven and warming drawer. In addition is a Siemens integrated dishwasher, wine fridge and a Miele fridge freezer. Within the large island there is an induction hob. A double sink benefits from a Quooker boiling tap. Throughout the room is solid bamboo flooring and there are spotlights in the kitchen area. Off this is a utility room which has high and low-level wall units, space and plumbing for a washing machine and tumble dryer, an oil-fired boiler, worksurface and stainless steel sink. Here there is also space for a further fridge freezer. A partially glazed door leads to the rear patio and garden.

From the open-plan kitchen/sitting/dining room, double doors lead back to the hallway which has a large built-in airing cupboard with hot water cylinder and slatted shelving, and doors to the four bedrooms. The principal bedroom is a large double with a bay window to the south facing front of the dwelling. There are built-in wardrobes with hanging rails and shelving, and a door to a stylish en-suite shower room comprising WC, bidet, handwash basin and shower unit. This has a window with obscured glazing to the front of the property. Bedroom two is again a good size double room with window to the front and built-in wardrobe with hanging rails and shelving. The modern bathroom which is particularly spacious, has a bath, WC, bidet, handwash basin and window to the rear. Bedroom three overlooks the rear garden and has two wall to wall built-in wardrobes with hanging rails and shelving. The fourth bedroom, which some may choose to use as a study, is a double, with window to the rear of the property. This has an adjoining dressing room that could be used as a study area or storeroom.

Outside

The property is approached off Brook Lane via a shingled drive which leads to tarmac and brick paved parking. There is a garden to the front which is laid to lawn and also a brick built garage with large up and over door to the front and personnel door and window to one side. This measures approximately 20' x 16'2". The rear garden can be accessed via either side of the property. This has a substantial patio area with raised beds and steps leading up to the lawn. The rear garden contains trees and shrubs and is fully enclosed by fencing and hedging. There is also a garden shed. In total, the grounds extend to approximately 0.55 acres.













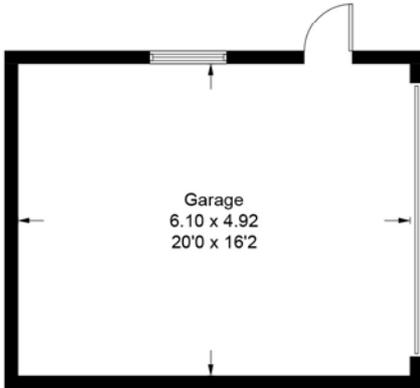


Fromus Lodge, Framlingham

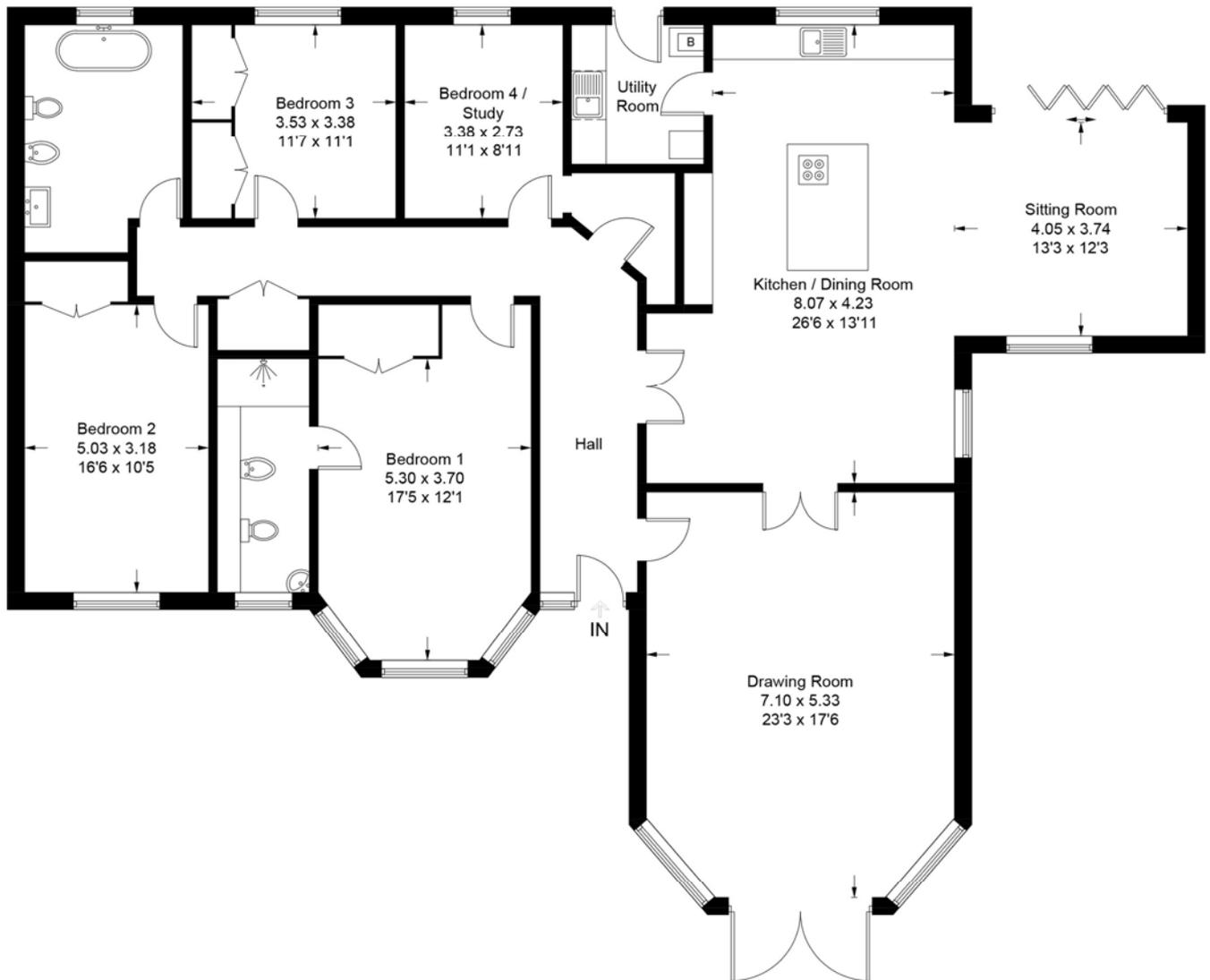
Approximate Gross Internal Area = 207.3 sq m / 2231 sq ft

Garage = 29.9 sq m / 322 sq ft

Total = 237.2 sq m / 2553 sq ft



(Not Shown In Actual Location / Orientation)



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Produced for Clarke and Simpson



Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Modern sewage treatment plant. Oil-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>

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band F; £3,245.54 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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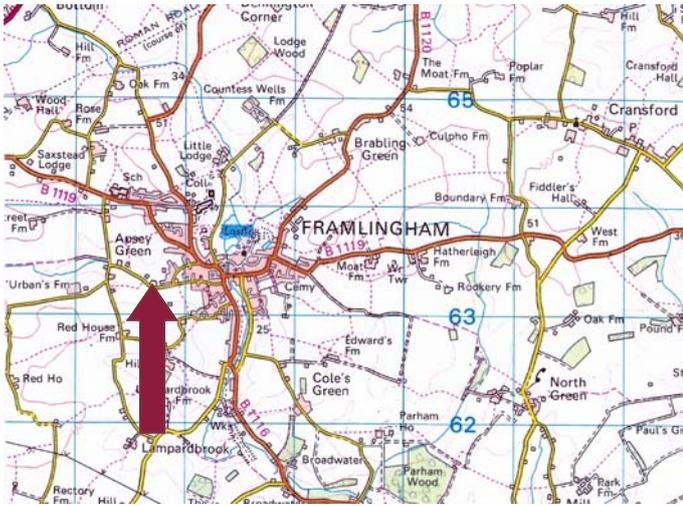
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. The property is registered on two Titles.

February 2026



Directions

From the Agent's office in Well Close Square, proceed along Station Road and turn right, opposite the Railway Inn onto Brook Lane. Continue on Brook Lane as if going out of the town whereupon Fromus Lodge will be found on the right hand side.

What3Words: ///result.cushy.richest



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