

An individually designed and built four bedroom detached house sitting on a plot extending to just over an acre, with outstanding rural views, on the outskirts of the popular market town of Framlingham.



Guide Price

£695,000

Freehold

Ref: P7667/B

Address

5 Badingham Road
Framlingham
Woodbridge
Suffolk
IP13 9HS



Entrance hall, open plan living/kitchen/breakfast room, dining room, snug/bedroom four, utility room, cloakroom and bedroom three with en-suite shower.

Two first floor bedrooms and family bathroom.

Off-road parking for two to three vehicles.

Grounds extending to 1.14 acres

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 on the outskirts of the popular market town of Framlingham. The town is well equipped with various amenities, including a doctors surgery, Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School 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 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 (14 miles). The world famous Snape Maltings Concert Hall is nearby (10 miles), and there is also bird watching at the RSPB centre at Minsmere (14 miles). The property is only miles from the coast, 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, which are scheduled to take just over an hour.

Description

5 Badingham Road is a beautifully unique home, thoughtfully designed and built by the current owner. Nestled on a plot of just over an acre with gently undulating field views to the rear, this charming property combines space, versatility, and rural tranquillity. Constructed with timber-clad elevations beneath a pitched tiled roof, the home offers flexible accommodation suitable for multi-generational living, with one bedroom benefitting from independent access and its own en-suite shower room. Heating is provided via a solid-fuel Rayburn, that heats water in conjunction with the immersion heater. This is further supported by the recent installation of solar panels which raise the efficiency of the property. There is also double glazing throughout.

During the current owner's tenure, the gardens to the side have been beautifully landscaped to create a wonderful cottage-style garden with a covered veranda, perfect for outdoor relaxation. To the rear lies a timber art studio, fully insulated and equipped with power and lighting, alongside a wildflower meadow and an established orchard stocked with a variety of fruit trees and wild blooms.

Ground Floor

A welcoming entrance hall with pamment tiled flooring leads to the utility room and cloakroom, as well as to the snug/occasional fourth bedroom, an attractive dual-aspect room with views to the rear. The inner lobby, with stairs to the first floor and understairs storage, opens into a spacious open-plan kitchen/living/breakfast room with pamment tiled flooring throughout. This bright dual-aspect space enjoys multiple garden views, with hand-built kitchen units set beneath slate worktops, a double electric oven with four-ring hob and extractor, space for a fridge, and a solid-fuel 2 oven Rayburn. A connecting doorway leads to the dining room featuring a partially vaulted ceiling, Velux window, wooden flooring and a range of built-in cupboards and with direct access to the garden. From here, a door leads to bedroom three, currently used as a studio, with slate flooring, Velux window and steps to an independent external door. The adjoining en-suite wet room includes a mains-fed shower, WC and pedestal basin, all finished with ceramic tiles.

First Floor

The first-floor landing benefits from stair lighting, a Velux window and eaves storage. Bedroom one enjoys rear views, a Velux window and a fitted sink unit with storage beneath. Bedroom two is a light room with dual aspects via front and side windows. It is currently used as an office with built-in eaves storage. A well-appointed family bathroom, featuring a panelled bath with mixer tap, pedestal basin, concealed cistern WC, Velux window and heated towel radiator completes the accommodation.

Outside

The property is approached from the highway via a driveway providing off-road parking for two to three vehicles, bordered by an established cottage-style garden with flower beds. To the side of the property, a covered veranda opens to a private side garden with pathways, a manmade pond, cottage-style flower beds, a central pergola and a Quince tree. There is also a timber-framed greenhouse and private seating area.



An arbour leads into the front garden. This has gated access to the front and a pathway that returns to the driveway. This area includes well-established borders and is enclosed by mature hedging. Herringbone brick pathways meander through this part of the garden to a further gated entrance leading to the vegetable garden, where there is also a timber shed.

To the rear of the property are wildflower meadows and orchards with a variety of fruit trees, including apple and soft fruit. Beyond this is a fenced area containing a range of beehives. A further gated access opens onto an additional parcel of land adjoining the boundary. From the rear of the property, a paved terrace runs beneath a pergola and leads to a purpose-built **studio** and **workshop**, which is timber-framed, insulated with power and light connected and featuring windows to the side and rear together with three skylights. The property benefits from outside taps. The gardens and grounds enjoy outstanding undulating views to the rear.









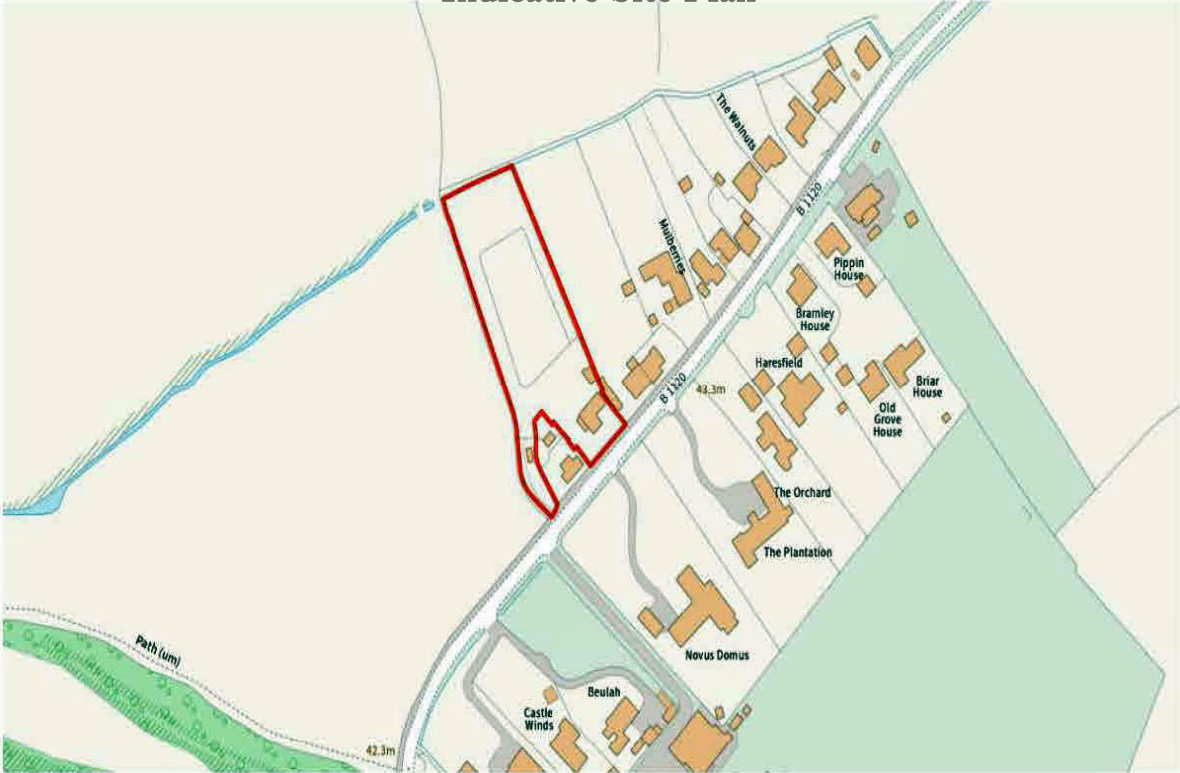






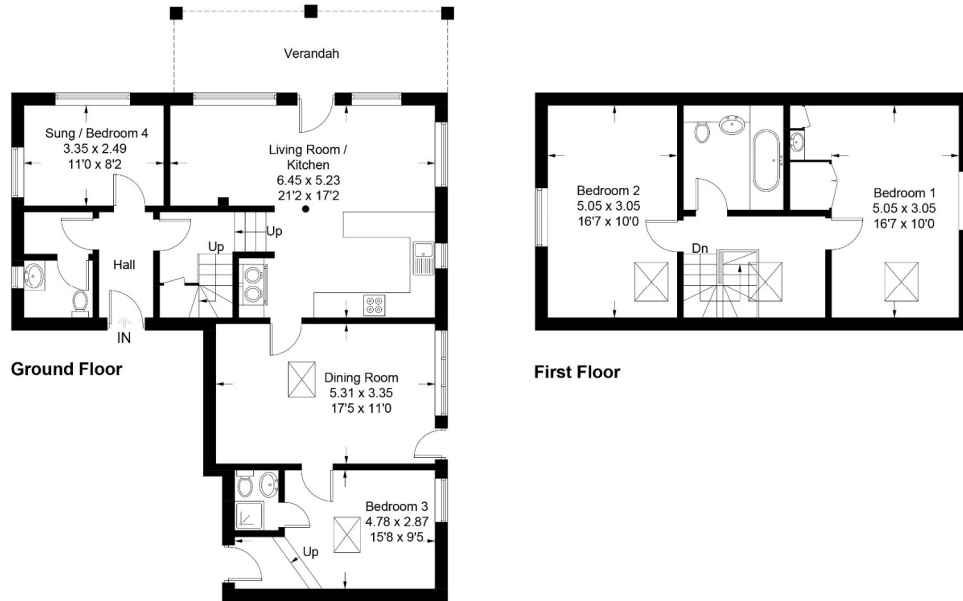


Indicative Site Plan



5 Badingham Road, Framlingham

Approximate Gross Internal Area = 133.8 sq m / 1440 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private sewage treatment plant which is located on the land with number 5 but is also shared with number 3 Badingham Road.

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 (Copy available from the agents upon request).

Council Tax Band D; £2,246.91 payable per annum 2025/2026

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

NOTES

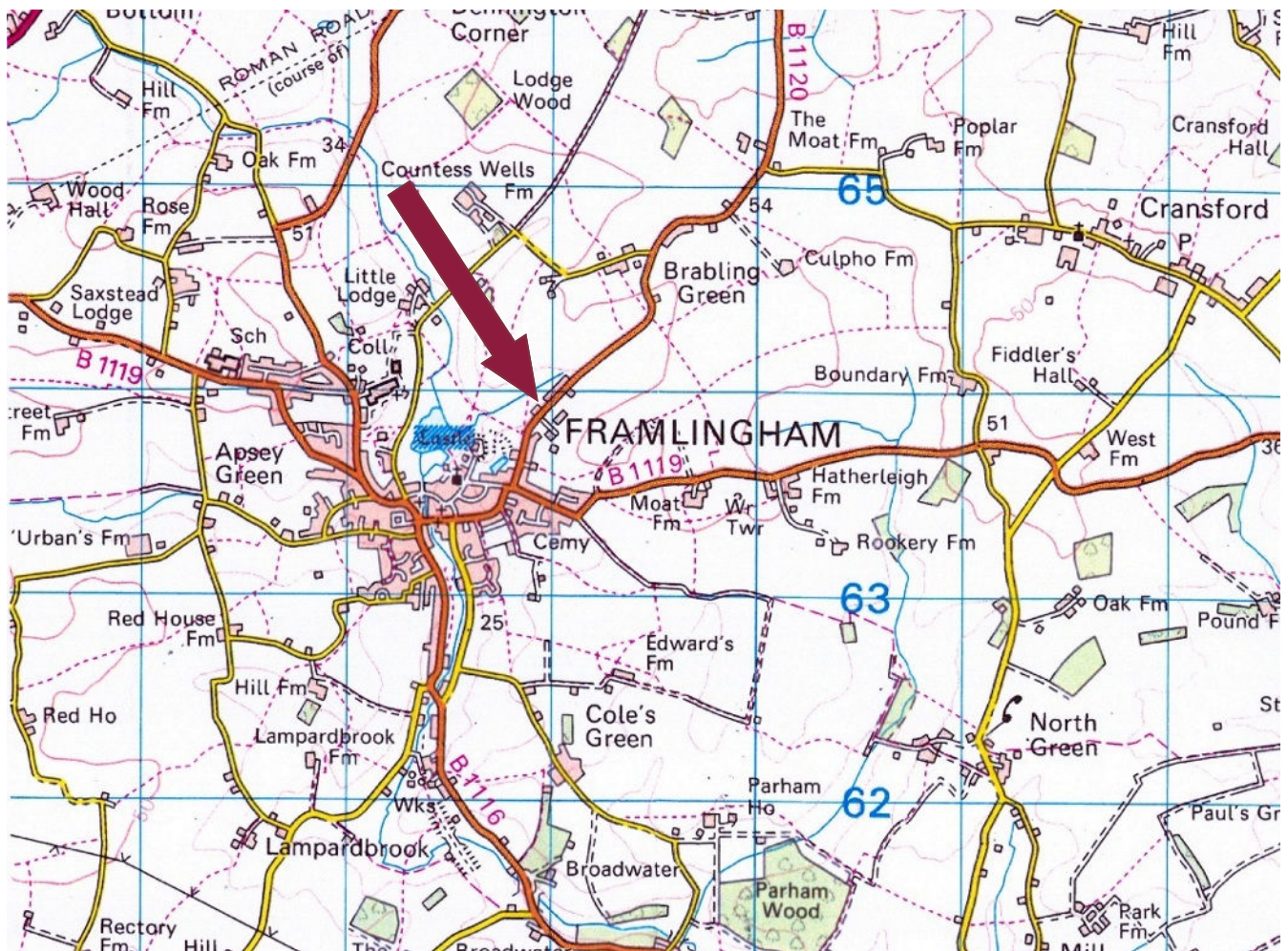
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
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. There is a right of way in favour of number 5 across the pathway from the retained driveway to the side of number three for emptying the sewage treatment plant.
5. There is a right of way in favour of number 3 Badingham Road, vehicular and pedestrian to access their driveway and garage/parking.

February 2026

Directions

Leaving the agent's Framlingham office, turn left and take the first turning on the left into Fore Street. Continue along Fore Street to the top of the hill on Haynings Corner bearing left into Badingham Road. Continue for a short while down this road and the property can be found on the left hand side.

For those using the What3Words app: [///blazing.deal.petulant](https://www.what3words.com/blazing.deal.petulant)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.