



EH
EXQUISITE
HOME

DESIGN WITH CHARACTER

East Suffolk is a particularly beautiful part of the county with its two main towns, Woodbridge and Framlingham, both centres of historical interest and culture. Woodbridge, on the River Deben with its historic Tide Mill, bustling Thoroughfare and mix of state and private schools is on the railway line running into Ipswich and thence straight into London Liverpool Street.





Sitting on the edge of Framlingham and only a short fifteen-minute walk into the centre, is this stunning larch-clad one-storey house surrounded by open countryside. The owner had it built a year ago by B. A. Boyle and Son, focusing on clean lines, green credentials and light-filled space. It has underfloor heating throughout, an air source heat pump and has been designed to be extremely economical and efficient. With wooden floors and white paint throughout, it has a delightfully light and airy atmosphere and a wonderful flow.

The house is fronted by a generous gravel drive which provides plenty of room for parking. A lawn wraps around the rest of the house and this is, at present, a blank canvas, ready for the next owner to put their stamp on it. The garden looks out over acres of unspoilt countryside and there is absolutely no traffic noise to be heard. The front door opens straight into the extremely spacious, light-filled entrance foyer. To the left is the vast open plan triple aspect living/dining/kitchen space, taking up the entire left hand side of the house. Natural light pours through the three skylights over the kitchen. There is a huge picture window over the sink out of which one can gaze across uninterrupted fields with views of the castle and church, while doing the washing up and a pair of sliding doors open directly from the living area into the garden. On trend pendant lighting hangs over the large kitchen island, big enough for four to sit. Moving into the dining and living area there is more than enough room to seat between sixteen to twenty people. The owners hosted a convivial family Christmas last year and cooked and served Christmas dinner for sixteen with no trouble at all. The layout of the living space has been intelligently designed to maximise elegant socialising and everyday living.

The bespoke kitchen by CGL design, with its sleek, contemporary feel and thoughtful layout is a cook's dream. With its double Perrin and Rowe Belfast sink, Corian worktops, cabinets painted in a dusky matt blue, integrated dishwasher, integrated double oven, Neff induction hob, endless cupboard space and walk-in pantry with sliding barn doors, the kitchen is a testament to the taste and far-reaching vision of the owners who designed it to be the perfect modern space. With its own entrance, the utility room houses a second sink, more cupboards, plumbing for the washing machine and hand-designed modular storage space for the tumble dryer, domestic appliances, golf clubs and anything else the occupants might reasonably expect to stow away out of sight. The useful cloakroom is papered with an eye-catching wallpaper by I Love Wallpaper and finished with a solid teak wash stand complete with hand decorated basin from Morocco.



A Stunning Contemporary Space



“There’s a delightfully light and airy atmosphere and the whole property has a wonderful flow...”



To the right of the entrance foyer are the bedrooms and family bathroom, all enjoying lovely views out over the unspoiled countryside. The principal bedroom is large and spacious and has an en suite bathroom space which has not yet been installed although all the pipework is in place. This room has been left for the new owner to design as they see fit. The second and third bedrooms are also airy and light and ideal for any family configuration. The three piece family bathroom is delightful, floored with a beautiful dark blue encaustic tile with white star design and featuring a micro-cement large walk in shower by Clearwater. Finished in premium quality, it has no grouting, is completely waterproof and extremely easy to clean and maintain.

LOCATION

One of the great joys of this house is its location, set in a vast expanse of open countryside and pasture. In the evenings, the sunsets are spectacular and make the whole house glow, its white walls warming up with the reflected rays and absorbing light.

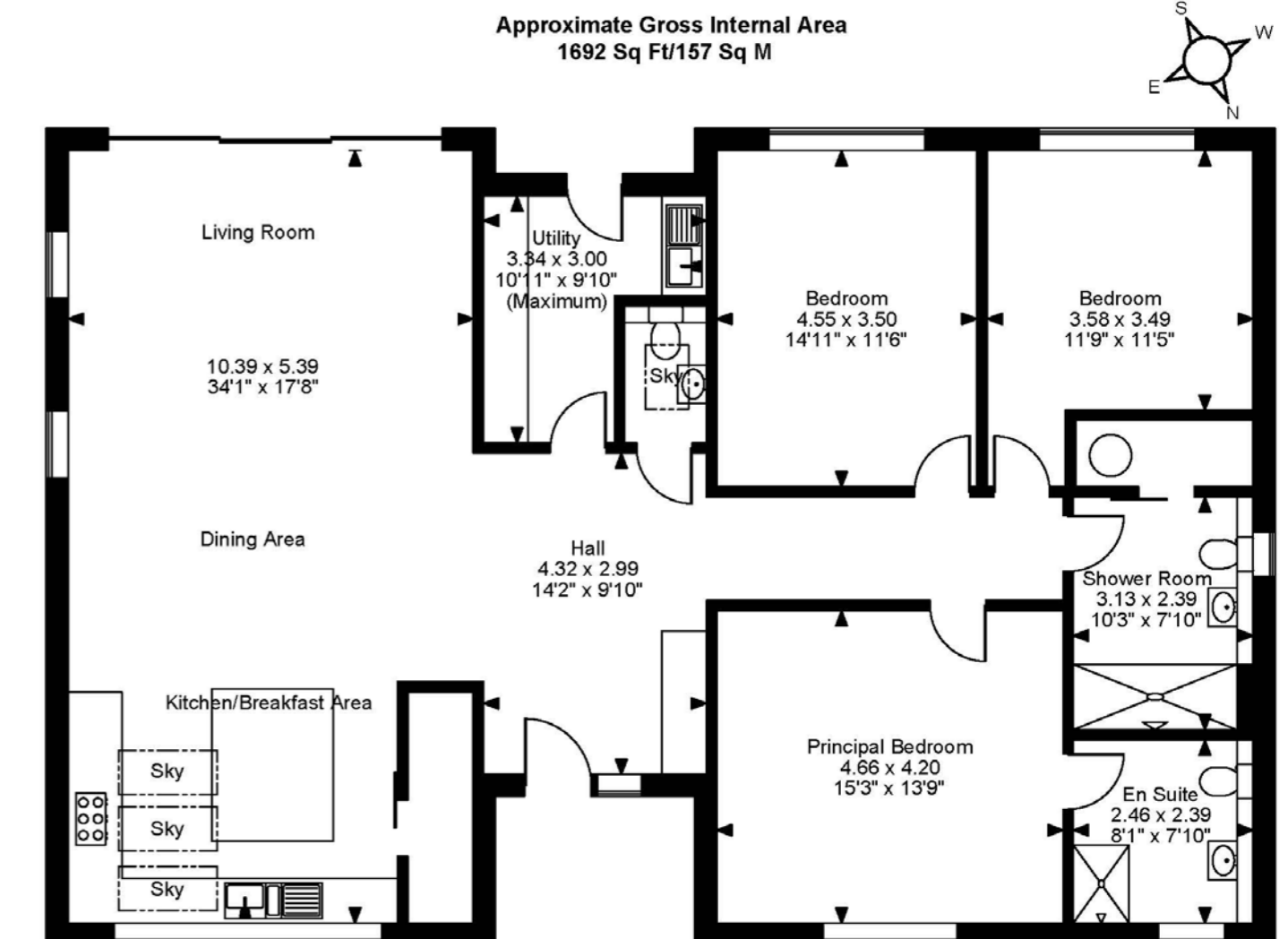
Framlingham has been a market town since 1285 and still hosts a market within the town square every Tuesday and Saturday in Market Hill. You can stroll around the narrow winding streets and there's a charming mix of architectural styles, plenty of independent shops and restaurants and the remarkable Grade I listed parish Church of St Michael the Archangel. There is a primary and high school as well as independent Framlingham College, making it an ideal place for families. The countryside around Framlingham is stunning, with rich pastures dotted with verdant woodland and thickets

For anyone looking for country living with amenities on the doorstep, excellent transport links and a green, beautifully designed modern house, this is an absolute gem. Pretty villages such as Dennington, four miles to the north, with its village green, Grade I listed fourteenth century house and the Neathouse offering coffee, cake and a work hub; Laxfield with its museum, monthly market and charming mix of architectural styles and Bruisyard with its many ancient buildings and artisan butcher are all within easy reach. The Heritage coast is a pleasant drive to the east and all the joys of rural living united with nearby amenities make this delightful home something not to be missed.



Energy Efficiency Rating		Current	Potential
100-110 kWh/m ² /year (A)	A	B.1	B.1
81-100 kWh/m ² /year (B)	B		
61-80 kWh/m ² /year (C)	C		
41-60 kWh/m ² /year (D)	D		
21-40 kWh/m ² /year (E)	E		
1-20 kWh/m ² /year (F)	F		
>20 kWh/m ² /year (G)	G		

England & Wales
EU Directive 2002/91/EC



Ground Floor

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