

A contemporary new house with weatherboarded cladding, situated within a bespoke development of four new houses within walking distance of the centre of Framlingham

Guide Price
£365,000 Freehold
Ref: P5815/C

Wheatsheaf House
Windmill Gate
Victoria Mill Road
Framlingham
Suffolk IP13 9EG



Contact Us



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WINDMILL
GATE

Hallway, cloakroom, sitting room,
kitchen/dining room and downstairs
bedroom/study/snug.
Three first floor bedrooms, en-suite
shower room and bathroom.
Two parking spaces.
34' x 32' rear garden.

Location

Wheatsheaf House is one of four new houses in a private development set off Victoria Mill Road, close to the centre of Framlingham. The development, which has been undertaken by local niche developers, is located within walking distance of the thriving centre of Framlingham, with its 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, Barclays Bank 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 at Brandeston Hall, some 5 miles away.

In recent years Framlingham has repeatedly featured in the top ten list of places to live in the country and is perhaps best known for its magnificent castle, which is managed by English Heritage. More latterly, Framlingham was included within the top four places in the country to live by the Sunday Times. 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 including 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, scheduled to take just over the hour.

Description

The four new houses in this bespoke development have been built and finished to the highest of standards, each being constructed so that no two are the same. Although benefitting from modern and energy efficient building regulations standards and interiors designed for modern life, the dwellings have been designed as a modern interpretation of the traditional Suffolk style.

Each of the four new houses has a ten-year new home warranty. There is underfloor heating to the ground floor with first floor radiators, each with independent zone thermostats. The houses have double-glazed factory finished timber windows from Bereco with ten-year warranties. Harvest House and Barley House have solid oak front doors, with Rye House and Wheatsheaf House having factory finished, grey painted front doors. The kitchens are fully integrated from Howdens classic Burford range. Each has a Bosch oven/hob/extractor fan, as well as a fridge freezer, dishwasher and integrated washing machine. There are granite work surfaces throughout each kitchen. With regard to flooring, all of the houses have tiled floors in the hallways and kitchen/dining rooms, as well as the bathrooms and en-suites. All other rooms have fitted carpets. Throughout each house are ample double plug sockets and a TV/satellite aerial system in the sitting room, kitchen and master bedroom. In the en-suite/bathrooms are concealed cistern WCs and Roca Nexo contemporary sanitaryware in white. The showers in the en-suites and bathrooms are by Bristan, with Bristan taps and fittings in chrome. The garden is very low maintenance, laid with patio and shingle with brick paving in the parking area. The rear garden is enclosed by close boarded fencing and gates.

Wheatsheaf House has been built in a contemporary style and is of block construction under a pantile roof. The majority of the house has weatherboarded elevations and, in addition, vertical timber cladding.

The Accommodation

The House

Ground Floor

A front door flanked on one side by a window provides access to the

Hallway

Recessed spotlighting. Stairs to the first floor landing with understairs storage cupboard housing the underfloor heating manifold system. Doors lead off to the cloakroom, snug/bedroom four, kitchen/dining room and the

Sitting Room 17'7 x 10' (5.36m x 3.05m)

South-west and south-east facing window to the front of the property. Wood burning stove on a tiled hearth. Carpet floor covering with underfloor heating.



Kitchen/Dining Room 17'7 x 12'4 (5.36m x 3.76m)

The room benefits from north-west facing bi-fold doors that open up to the rear patio and garden. Tiled flooring with underfloor heating. The kitchen area is fitted with a stylish range of high and low level wall units with integrated fridge freezer, Bosch dishwasher, washing machine and electric oven with four-ring halogen hob above and extractor fan. Granite work surface and stainless steel sink with taps above. Recessed spotlighting.





Bedroom Four/Study/Snug 10'10 x 9' (3.30m x 2.74m)

A very useful flexible space which is an ideal study or fourth bedroom. North-west facing window. Carpet floor covering with underfloor heating. Hatch to roof space.

Cloakroom

South-east facing window with obscured glazing. WC and hand wash basin with tiled splashback. Stone shelf. The stairs in the ground floor hallway lead to the

First Floor

Landing

North-east facing window. Built-in airing cupboard with large hot water cylinder, pressurising tanks and gas-fired boiler. Doors lead off to the three bedrooms and bathroom.

Bedroom One 12'5 x 11'4 (3.78m x 3.45m)

A spacious double bedroom with north-west facing windows overlooking the rear garden. Radiator. A sliding pocket door opens to an



En-suite Shower Room

Comprising large shower unit, WC and hand wash basin. Large fitted mirror with timber shelf. Shaver point. Ladder-style chrome towel radiator. Recessed spotlighting. North-west facing window with obscured glazing.

Bedroom Two 10' x 9'5 (3.05m x 2.87m)

A double bedroom with south-east facing window to the front of the property. Radiator. Carpet floor covering. Hatch to roof space.



Bedroom Three 9'3 x 7'9 (2.82m x 2.36m)

A good-sized single bedroom with south-east facing window to the front of the property. Radiator. Carpet floor covering.

Bathroom

Comprising bath with tiled surround and high level shower unit with glazed screen. WC and hand wash basin. Ladder-style chrome towel radiator. Tiled flooring. Wall-to-wall mirror with stone and timber shelf. Shaver point. Recessed spotlighting and natural light tunnel.

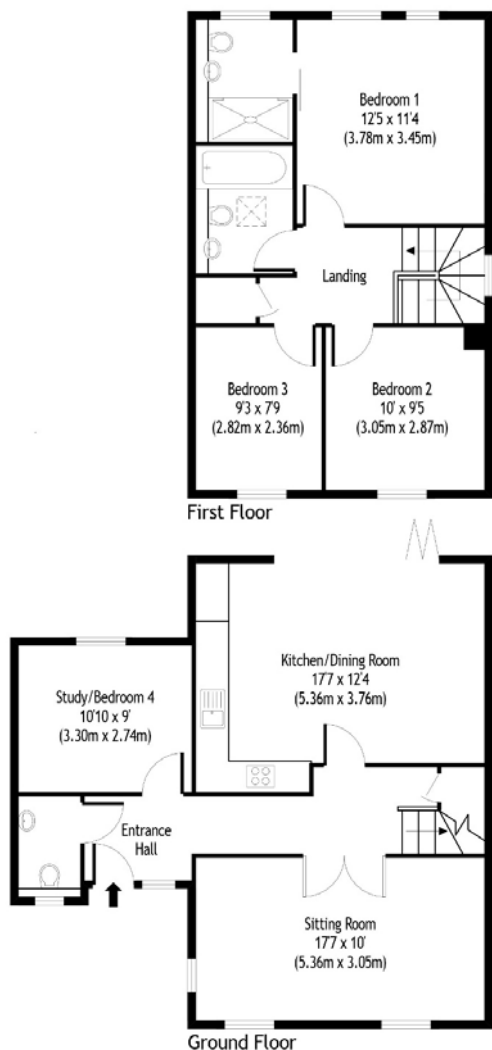


Outside

The property is approached off Victoria Mill Lane where a shingle drive leads to the front of the property and a brick paved tandem parking space for two vehicles. The rear garden can be accessed via either side of the house and is laid to lawn. It measures approximately 34' x 32' and has a patio area abutting the house with shingle beyond making it particularly low maintenance. It is enclosed by raised beds, hedging and close boarded fencing.



Wheatshaf House, Framlingham
Approx. Gross Internal Floor Area - 1142 Sq ft / 106 Sq M



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Produced for Clarke and Simpson



Directions

From Clarke & Simpson's office in Well Close Square, proceed along Station Road passing The Railway public house on the left hand side. Upon reaching The Station public house on the right, turn right onto Victoria Mill Road where Windmill Gate will be found a short way along on the right.



Viewing

Strictly by appointment with the agent.

Services

Mains water, drainage, gas and electricity.

Council Tax

Band D; £1,774.93 payable per annum 2019/2020.

EPC

Energy Efficiency Rating = B

Reservation Deposit

A reservation deposit will be required. For further conditions on the reservation agreement, please speak to the selling agent.

Local Authority

Suffolk Coastal District Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

NOTE

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.

2. Please note that there are four new houses on the Windmill Gate site, each taking responsibility for a quarter of the cost of the maintenance of the shingle driveway.

3. Wheatsheaf House has a sewage holding tank with a pump taking waste to the main sewer along Victoria Mill Road. It is advised that the buyer sets up an annual contract for maintenance.

September 2018



WINDMILL GATE

A SELECT DEVELOPMENT
OF ONLY 4 INDIVIDUALLY
DESIGNED, DETACHED
PROPERTIES WITH
3 & 4 BEDROOMS

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