



**Stud Farm, Framlingham Road, Easton, WOODBRIDGE, IP13
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welcome to

Stud Farm, Framlingham Road, Easton, WOODBRIDGE

Discover your dream home! This detached home is tucked away and offers a versatile layout with 4/5 bedrooms, stunning field and woodland views, a low-maintenance garden, spacious, light-filled rooms and ample parking. Don't miss out - call to book your viewing now!

Location

The Lodge is nestled in a wonderful semi-rural location on the outskirts of the highly desirable village of Easton. Known for its rich history as the former center of the Duke of Hamilton's estate, Easton boasts a variety of charming features. Among these are an award-winning local pub, a picturesque church, and a distinctive crinkle-crankle wall. The village also offers a local cricket club, a primary school, a nursery, and the popular farm park for families to enjoy.

Just 2½ miles to the north lies the historic market town of Framlingham, renowned for its impressive Norman castle. Meanwhile, 3½ miles to the south, Wickham Market provides an abundant choice of local amenities, including numerous shops, sporting opportunities, and excellent schools. The surrounding Deben Valley is a designated special landscape area, home to some of the most unspoilt countryside in East Suffolk.

For convenient travel, the A12, which bypasses Wickham Market, offers easy access to the county's dual carriageway and motorway network. Additionally, branch line rail services from nearby Campsea Ashe provide connections to London's Liverpool Street Station via Ipswich. The riverside town of Woodbridge is just 9 miles away, and the county town of Ipswich is 14 miles, offering further opportunities for exploration and leisure.

The Lodge

The Lodge is part of Stud Farm, a collection of traditional Victorian barns that have been transformed into individual residences over the past two decades. As one of the final barns to undergo conversion, The Lodge was completed in 2018.

The Lodge offers an abundance of space and natural light, with most of its layout conveniently situated on the ground floor. The property boasts an impressive entrance and dining hall that seamlessly connect to the kitchen, sitting room, and study, creating a harmonious living area.

From the entrance and dining hall, a corridor leads to a spacious double bedroom, a bathroom, and an open-plan office area, which could be divided to create an additional bedroom if desired. There is also a utility room on this level for added convenience.

Upstairs, the first floor is dedicated to the principal bedroom suite. This includes a large double bedroom, a dressing room that can also serve as a second bedroom, and a bathroom, providing a private and luxurious retreat.

The Lodge is situated at the end of a shared private driveway, marked by an opening in a low-level brick wall.

Upon entering the property, you'll find a generous driveway leading to the front of The Lodge. A paved pathway guides you to the front door, opening into the entrance/dining hall. This pathway continues to a patio area, accessible from both the sitting room and the study through French doors.

A wide, paved walkway leads to the rear of the property. Facing west, this area is bathed in sunlight during the afternoon, offering breathtaking views of the surrounding countryside. This makes it a perfect spot for relaxation and enjoying the natural scenery.





Accommodation **Entrance Hall / Dining Room**

Door and window to front, stairs to first floor, spotlights and wood laminate flooring.

Lounge

French doors to front and rear, exposed brick fireplace with wood burner and wood laminate flooring.

Study

French doors and window to rear, wood laminate flooring and door to;

Bedroom Four

Window to rear, radiator and carpeted flooring.

Kitchen

Two windows to side, fitted with a range of wall and base units with wood work surfaces, integrated appliances and wood laminate flooring.

Utility

Window to side, fitted with base units, space for appliances and wood laminate flooring.

Lounge / Bedroom Five

Window to side, radiator and wood laminate flooring.

Bathroom

Window to side, fitted with a four-piece suite comprising a panelled bath, shower cubicle, hand wash basin and WC, extractor, heated towel rail, part tiled walls and wood laminate flooring.

Bedroom Two

Windows to two sides, radiator and carpeted flooring.

First Floor Landing

Access to loft, carpeted flooring and doors to;

Bedroom One

Two windows to rear, built-in wardrobe, radiator and carpeted flooring.

Bedroom Three

Window to front, radiator and carpeted flooring.

Bathroom

Windows to front and side, fitted with a four-piece suite comprising a panelled bath, shower cubicle, hand wash basin and WC, extractor fan, heated towel rail, part tiled walls and vinyl flooring.

Outside **Rear Garden**

Patio area enclosed by low level brick wall and surrounded by stunning fields.

Driveway

Shingle driveway with paved pathway to front door.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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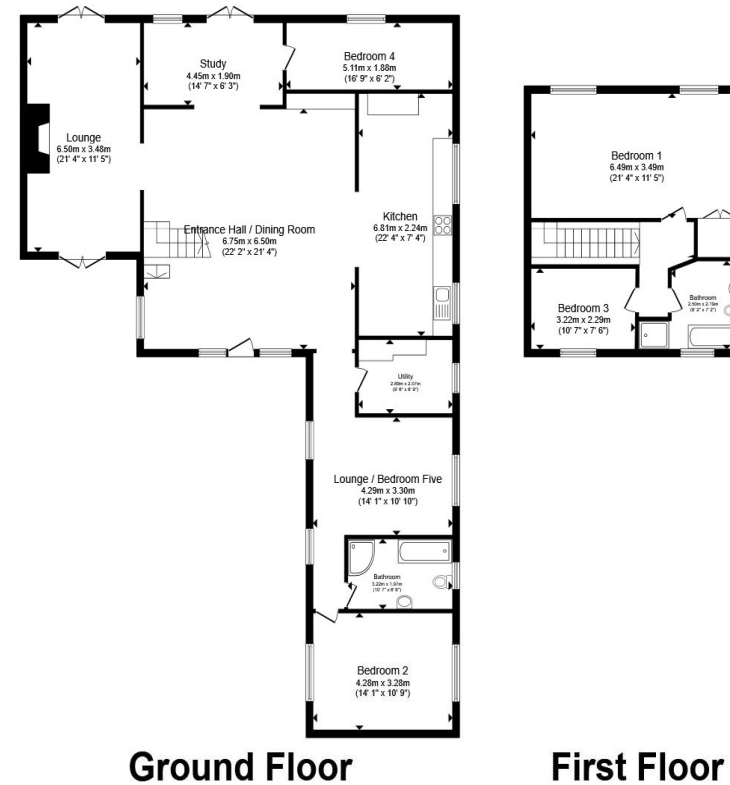
Stud Farm, Framlingham Road, Easton, WOODBIDGE

- Tucked-Away Detached Home
- Versatile Layout With 4/5 Bedrooms
- Stunning Field & Woodland Views
- Low Maintenance Garden
- Spacious & Light-Filled Accommodation

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£800,000



Total floor area 202.2 m² (2,177 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01728 723923



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE,
Suffolk, IP13 9AN



williamhbrown.co.uk