



Elegant town house with spacious mature gardens

26 Double Street, Framlingham, Suffolk IP13 9BN

Freehold



4/5 Bedrooms • 2 Bath/Shower Rooms (1 En Suite) • Drawing Room • Dining Room • Study • Kitchen & Breakfast Room • Cellar • Large Mature Garden

Local information

26 Double Street is a particularly attractive period house located on Double Street, one of the most sought after locations in the town, just off Market Hill. Framlingham is a highly regarded town with a wide range of shopping, recreational and educational facilities. The town has received national recognition as one of the best market towns in the country. The attractive central market square with its pubs, restaurants, wine bar and excellent range of shops are all within walking distance to the house. There are several excellent schools in the town including Framlingham College, Thomas Mills High School and Sir Robert Hitcham Primary School. There are a variety of sports clubs and numerous local societies, together with a library, doctor's surgery and garage. The town is also well known for its historic Norman castle and fine church. Recreational facilities in the area include golf courses at Woodbridge, Aldeburgh, Orford and Cretingham and the Suffolk Heritage Coast provides sailing and fishing opportunities on the Alde, Deben and Orwell estuaries. The A12 lies some 6 miles to the south and links to the county's main road network as well as accessing the riverside town of Woodbridge (11 miles) and the county town of Ipswich (19 miles). Rail services run from Campsea Ashe station (about 7 miles), with rail services to London's Liverpool Street Station via Ipswich.

About this property

Grade II Listed of Special Architectural and or Historic Interest, 26 Double Street is believed to date back to the 1650 and was subsequently extended in 1830. The house is constructed with a handsome white brick principal façade with red brick construction to the rear under pitched slate, peg and pan tiled roofs. Internally the house has great character with numerous period features including a large drawing room to the front of the house with sash windows and an open fireplace. The kitchen lies to the rear of the house and opens into a breakfast room with a door opening into the garden. The kitchen/breakfast room is in need of updating and has great potential to create a large light and bright space overlooking the garden, subject to the necessary consents. There is a dining room and study on the ground floor and the first floor has a master bedroom with en-suite shower room and a further three bedrooms and bathroom. There is a potential fifth bedroom on the second floor.

The gardens lie to the rear of the house with paving around the house giving way to lawns, trees and hedges. The gardens are very spacious for a centrally located town house and provide great potential to develop.

Tenure

Freehold

Local Authority

East Suffolk DC

EPC rating = Exempt





Double Street, Framlingham, Woodbridge, IP13 9BN

Gross internal floor area (approx):
232.3 sq m / 2501 sq ft (Excludes Restricted Head Height)
For Identification only - Not to scale
Niche Communications



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