



The Cottage, Parham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A delightful cottage, which has been in the same family for many years, and benefits from ****FOUR BEDROOMS **TWO SHOWER ROOMS ** PARKING AND A LOVELY GARDEN OF APPROX ONE QUARTER OF AN ACRE (STS)**

LOCATION - The picturesque village of Parham is situated between Framlingham and Wickham Market with Woodbridge approx 8 miles away. This is a charming village with a strong community vibe and a thriving village hall, which has weekly events and activities. The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.

GUIDE PRICE: £450,000



- **Sitting/Dining Room**
- **Kitchen/Breakfast Room**
- **Sunroom**
- **Snug/Bedroom 4**
- **Downstairs Shower Room**
- **Three Double Bedrooms**
- **Family Shower Room**
- **Large Garden**
- **Parking with Carport**
- **NO ONWARD CHAIN**

THE COTTAGE - INTERIOR There is a covered porch area leading into the Entrance Hall via a part glazed door. The Entrance Hall has plenty of storage with space for coats and boots and shelving. To the right is the Sunroom which is a wooden construction with double doors out to the rear garden. Double, glazed doors give access to the Kitchen/Breakfast Room. There is a stable door out to a pretty courtyard. A range of bespoke white wall and base units, some glazed with white worktop over, space for a cooker, stainless steel inset sink and drainer with taps over, space for a fridge/freezer and the oil central heating boiler is tucked away in a recess with a wooden front. A further door from the Kitchen leads into the Sitting/Dining Room which can be entered from the Entrance Hall too. The Dining End has a wood burner sitting on a Suffolk pamment hearth in a brick fireplace with beam over and to the right is a built-in storage cupboard. The Sitting Room has built in cupboards and bookcases to both sides of the fireplace which, again, is an open brick-built fireplace which is in use. The whole room is filled with light having windows down one side and a window to the opposite side overlooking a little private courtyard. Back to the Entrance Hall there is a shower room with fully tiled walk-in shower, wc, wash hand basin and plumbing for a washing machine with a window over. Off the downstairs shower is a Sauna Room (just used for storage at present) but if required you could make a kitchenette and have a downstairs separate area incorporating Bedroom 4/Snug into a teenager's pad or granny annexe. Bedroom 4/Snug is bright, being dual aspect. Stairs rising from the Dining area, lead to a small landing with a window giving borrowed light. The Main Bedroom is dual aspect and is of a generous nature. There are two further double bedrooms one with a built-in wardrobe cupboard and one with an open hanging space, both have windows to the front. A Shower room comprising tiled shower area, wash hand basin in a vanity unit and wc with window to the side. There is a deep cupboard housing the airing cupboard and is partly shelved. This completes the accommodation for this great cottage with an abundance of character and will not be on the market for long.



THE COTTAGE - EXTERIOR To the front of the property there is a lawn area but can be used for additional parking if required. To the right of the property is a car port for two cars with parking for two cars in front. A gate gives access to the rear garden which has a workshop, wood store and greenhouse. The garden is mainly laid to lawn but with a plethora of trees and shrubs. Outside the Kitchen/Breakfast Room is a circular patio in a courtyard setting and is totally private. There is a further tucked away area which used to have a fountain which is just outside the Sitting Room window. The whole plot is approximately one quarter of an acre (sts).

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY East Suffolk **Tax Band:** D **EPC:** TBC **Postcode:** IP13 9AA

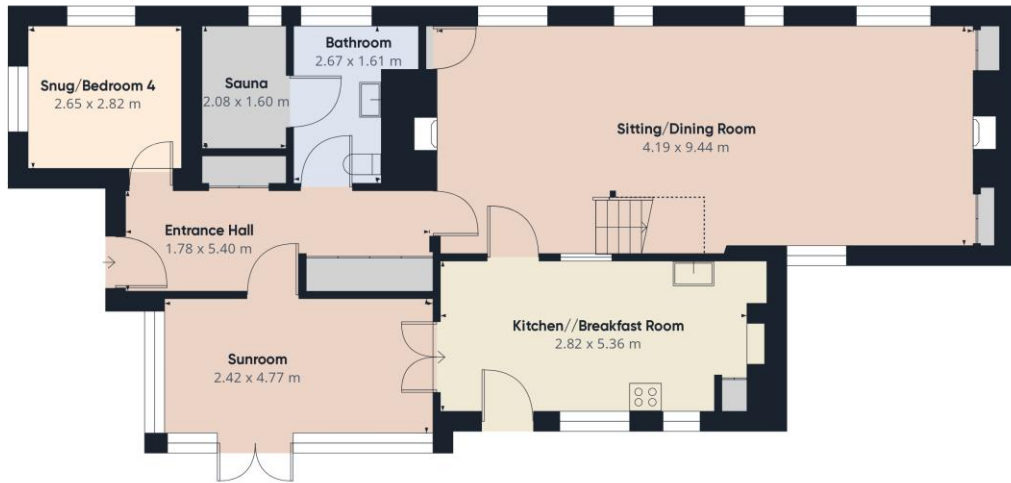
SERVICES Wood burning stove in the Dining Room (not used), open fireplace in the Sitting Room, oil fired central heating, septic tank and mains electricity.

FIXTURES AND FITTINGS Curtains to be included, all other Fixtures and Fittings are specifically excluded from the sale, but may be included subject to separate negotiation.

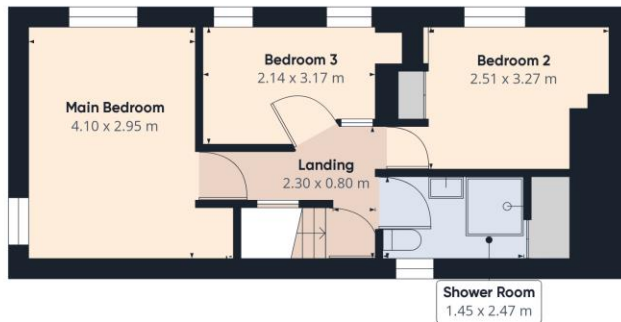
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Ground Floor



Floor 1



Approximate total area[®]
130.55 m²
Reduced headroom
1.72 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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