












The Old Oaks

Otley Road, Framsden, Stowmarket, Suffolk

A charming 5 bedroom barn conversion surrounded by stunning countryside views in a delightful rural setting.

The Old Oaks is a beautifully presented barn conversion offering flexible accommodation throughout, offering far-reaching countryside views and set within tranquil gardens and grounds, in a picturesque village location.

	3 RECEPTION ROOMS		5 BEDROOMS		2 BATHROOMS
	CART LODGE & WORKSHOP		0.52 ACRES		FREEHOLD
	RURAL/ VILLAGE		2,353 SQ FT		GUIDE PRICE £895,000

The property

Positioned in the sought-after village of Framdsen, The Old Oaks is a spacious, timber-framed and brick barn conversion offering beautifully presented and light-filled accommodation arranged over two floors. With a wealth of period features throughout, including exposed beams and vaulted ceilings, the whole creates an ideal home for those looking for a quiet, rural home with far-reaching countryside views.

Configured to provide the ideal space for family living and entertaining, the ground floor accommodation flows from a welcoming reception hall and comprises three main reception room; a sitting room with an exposed brick fireplace, a dining room offering comfortable space for formal entertaining, and an impressive, spacious living room with vaulted ceilings and beautifully exposed beams located in the heart of the house. To the rear of the property, and separated by open beam-work from the sitting room, there is a well-proportioned kitchen/breakfast room with French doors opening to the paved terrace. Also on the ground floor are three bedrooms, two of which benefit

from views over the gardens, whilst the third bedroom is to the front of the property, and could instead be used as a study. A family bathroom completes this floor. To the first floor are two further double bedrooms; the principal bedroom benefitting from double aspect views and an en suite.

Outside

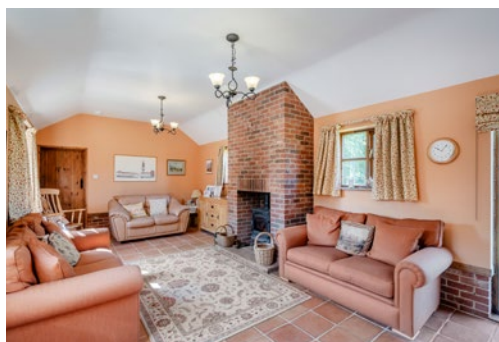
The Old Oaks is found along a quiet, single-track lane, and approached via a five-bar gate opening opens onto a gravelled area which provides ample space for parking with a useful cartlodge and wood store. The current vendors prefer to use this area as a south-facing shingled terrace, offering views across neighbouring fields. A further driveway is found to the edge of the boundary, with adjacent workshop/store.

The gardens are primarily laid-to-lawn, and enclosed by a variety of mature trees including two impressive oaks, a natural hedgerow and a post and rail fence. The garden offers wonderful seclusion with two areas of terrace to the rear of the property, ideal for al fresco dining and entertaining.



Location

The property sits between the small villages of Framsdon and Otley, which has two churches, a village hall, shop, GP surgery, pub, and primary school. The nearby town of Woodbridge offers comprehensive amenities including a wide range of independent and high street shops, banks, pubs, restaurants, and leisure facilities. Recreational facilities in the wider area include sailing and fishing on the estuaries of the Deben, Orwell, and Alde together with golf courses at Fynn Valley, Ufford and Aldeburgh. Communications links are excellent: the A14 offers easy access to the A12, M25, Cambridge, the Midlands and Stansted Airport and regular trains run from Westerfield station (6.8 miles) to London Liverpool Street, with further services available from Ipswich station including two routes taking less than an hour.



Distances

- Otley 1.5 miles
- Debenham 5 miles
- Framlingham 9 miles
- Woodbridge 9 miles
- Ipswich 10 miles

Nearby Stations

- Stowmarket (Mainline)
- Ipswich (Mainline)
- Westerfield (Branchline)

Key Locations

- Helmingham Hall and Gardens
- Framlingham Castle
- Stonham Barns
- National Trust - Sutton Hoo
- Riverside town of Woodbridge

Nearby Schools

- Debenham High School
- Debenham Primary School
- Framlingham College and Prep
- Thomas Mills High School
- Woodbridge School
- Farlingaye





Floorplans

House internal area 2,353 sq ft (219 sq m)

For identification purposes only.

Directions

IP14 6HU

what3words: ///worldwide.formation.saves

General

Local Authority: Mid Suffolk District Council

Services: Water and electricity mains services are connected. Private drainage which complies with the current regulations. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: E

Agent's note: Property is sold with no onward chain.

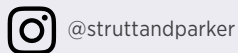
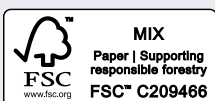
Suffolk

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