



## 27 White Horse House, Well Close Square, Framlingham, Woodbridge, Suffolk. IP13 9DT.

Welcome to the epitome of historic charm and modern luxury nestled in the heart of Framlingham – The Old White Horse Pub, reborn as an exquisite 5150 square foot residence. This grand transformation has seamlessly combined the allure of yesteryears with the opulence of contemporary living, resulting in a eight bedroom, four-bathroom masterpiece that defines luxury at every turn. The Old White Horse Pub, steeped in centuries of history, has been thoughtfully redesigned into an impressive family home that balances heritage aesthetics with modern functionality. Its striking grey façade and traditional architectural elements have been meticulously preserved, allowing you to revel in the charm of this historical gem.

- A Stunning Conversion Of A 17th Century Public House
- Boasting Eight Bedrooms
- Complete With Four Bathrooms
- Located in The Heart Of Framlingham, Suffolk
- Showcasing The Perfect Blend Of Period Charm With Contemporary Finishes
- Versatile Reception Space
- Complete With Envious High Specifications
- Benefitting From A Wealth Of Off Road Parking
- Well-Manicured & Landscaped Private Rear Garden
- Offered To Market On A Chain Free Basis!



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, coir matting flooring, access to:

### Kitchen/Dining Room



Kitchen 17' 0" x 14' 0" (5.18m x 4.27m) & Dining Area 16' 0" x 15' 3" (4.88m x 4.65m)

Dual aspect windows, feature exposed timbers and studwork, tiled floor with underfloor heating, inglenook fireplace with breesummer beam over and inset cast iron wood burning stove with complimenting granite hearth

Kitchen comprising of; a range of stunning fitted base and eye level units with stone worksurfaces over, feature centre island with matching worksurfaces, breakfast bar and inset storage under, integrated 'Miele' fridge & dishwasher, range style cooker with extractor fan over, geometric tiled splashback, inset spotlights, feature downlighters, inset 1 & 1/2 bowel sink with taps over, further access to:

### Garden Room



14' 0" x 14' 0" (4.27m x 4.27m) French doors providing access to rear patio, window, feature exposed timbers, internal window, tiled floor with underfloor heating, access to:

### Formal Sitting Room



16' 0" x 12' 6" (4.88m x 3.81m) Dual aspect windows, feature exposed timbers, internal lead light window, tiled floor with underfloor heating, communication points

### Inner Hallway

Stable door providing access to rear patio, inset spotlights, tiled floor with underfloor heating access to:

### Ground Floor CLoakroom

W.C, wash hand basin, wall mounted cupboards, tiled floor with underfloor heating

### Games Room

31' 5" x 19' 0" (9.58m x 5.79m) Dual aspect windows, door providing access to rear patio, feature exposed timbers, karndean flooring, radiator.

(Please note although we have referenced this space as a 'Games Room' due to its sheer size it could be utilised as one wishes).

### Utility Room

11' 9" x 11' 8" (3.58m x 3.56m) A useful space comprising of; a range of fitted base and eye level units with space and plumbing under for a range of appliances, space for 'American' style fridge/freezer, wood block work surfaces with 1 & 1/2 bowl stainless steel sink, drainer and mixer taps over, tiled flooring with underfloor heating, inset spotlights.

There is also access to a 'boiler room' housing a gas boiler, accumulator tank and a pressurised hot water cylinder.

## First Floor

### First Floor Landing

Stairs to ground and second floor, dual aspect windows, inset under-stairs storage, feature exposed timbers, access to:

# Property Details.

## Principal Bedroom



19' 3" x 18' 5" (5.87m x 5.61m) Dual aspect windows, vaulted ceiling & exposed timbers, radiator, access to:

## Bathroom



A luxury bathroom comprising of; feature bath, shower cubicle, vanity wash hand basin, W.C, wall mounted chrome towel radiator, tiled floor, inset spotlights, access to:

## Dressing Room/Bedroom Two

12' 7" x 10' 0" (3.84m x 3.05m) Window, radiator, inset spotlights

## Bedroom Three

15' 4" x 12' 2" (4.67m x 3.71m) Window, feature exposed timbers, radiator, inset spotlights

## Bedroom Four

15' 2" x 12' 11" (4.62m x 3.94m) Window, cast iron fireplace, feature exposed timbers, inset spotlights, radiator

## Bedroom Five

14' 0" x 13' 5" (4.27m x 4.09m) Dual aspect windows, radiator, inset spotlights, tiled floor with underfloor heating

## En-Suite Shower Room

En-suite comprising of; W.C, vanity wash hand basin, shower cubicle, wall mounted towel rail, tiled floor with underfloor heating, inset spotlights, window

## Family Bathroom (2)

A second luxury family bathroom comprising of; shower, feature bath, W.C, vanity wash hand basin, radiator, tiled floor with underfloor heating, inset spotlights

## Bedroom Six (Second Floor/Attic Level)

16' 0" x 10' 0" (4.88m x 3.05m) Window, inset spotlights, radiator, feature exposed timbers

## Cloakroom

W.C, vanity wash hand basin

## Bedroom Seven (Second Floor/Attic Level)

15' 4" x 10' 4" (4.67m x 3.15m) Window, radiator, inset spotlights, feature exposed timbers

## Family Bathroom (3)

A further luxury family bathroom comprising of; feature bath, W.C, vanity wash hand basin, wall mounted towel rail, tiled floor with underfloor heating, window

## Bedroom Eight (Attic Level/Second Floor)

13' 6" x 11' 0" (4.11m x 3.35m) Window, feature exposed timbers, vaulted ceiling, inset spotlights, radiator

## Outside, Garden & Parking

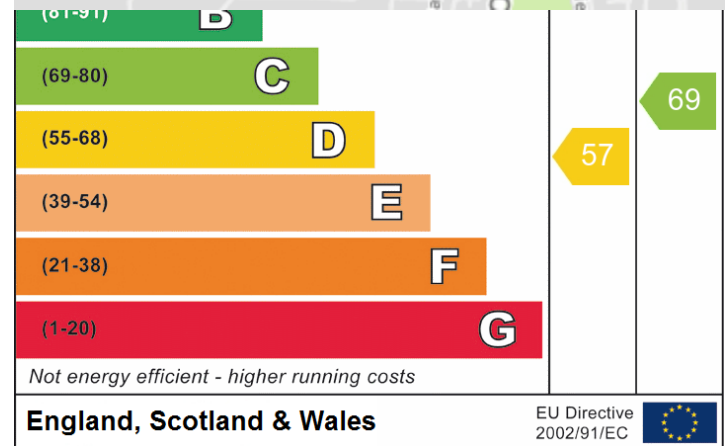


# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.