

*A brand new four bedroom detached house, which is ready to occupy, with over 2,000 sq ft of accommodation, forming part of The Langshaw, an exclusive new development of just 9 bespoke properties, by the award winning local developer, Landex New Homes.*

Guide Price

£795,000

Freehold

Ref: P7129/9/J

14 Langshaw Close

(The Peony)

Saxtead Road

Framlingham

Suffolk IP13 9TF



Entrance hall, living room with woodburning stove and bi-fold doors to the garden, open plan kitchen/dining/garden room, study, utility room and cloakroom.

Principal bedroom with en-suite shower room and dressing room, guest bedroom with en-suite shower room, two further bedrooms and bathroom.

Integral double garage, ample parking for several cars and garden. Ready for occupation.

Contact Us



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## Location

Langshaw Close is located on the western edge of the desirable and ever-popular market town of Framlingham which is perhaps best known for its magnificent castle and the adjoining Mere. The town is also home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Away from Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Both Sir Robert Hitcham's Primary School and Thomas Mills High School are highly regarded and within walking distance. There is also Framlingham College, which is served by its preparatory school at Brandeston Hall, some 5 miles away.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and leisure facilities such as golf in the nearby locations of Woodbridge (12 miles), Aldeburgh (13 miles) and Thorpeness (14). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street station, scheduled to take just over the hour.

## Description

Langshaw Close is an exclusive new development of just nine new homes, built by the well regarded and award winning local developer, Landex New Homes. Landex New Homes are known for excellence in their workmanship and finish. There is a dedicated team, with a wealth of knowledge and expertise, who endeavour to produce the highest level of quality in terms of both the houses they build and the service they provide. Landex New Homes are now well recognised for not only being award-winning developers, but for their style and excellence. They pride themselves on providing a finished home, ready for occupation, with an incoming purchaser only having to purchase their window dressings.

The Peony (Plot 9) is a spacious four bedroom detached house of approximately 2,161 square feet (201 sqm) which is ready to occupy. The accommodation comprises an entrance hall, living room with woodburning stove and bi-fold doors to the garden, open plan kitchen/dining room with opening to the garden room with French doors to the outside, study, utility room and cloakroom. There is a principal bedroom with en-suite shower room and dressing room, guest bedroom with en-suite shower room, two further bedrooms and a bathroom. Outside the property benefits from an integral double garage with personnel door to the rear, ample parking for several cars and a garden.

The external finish of The Peony is in the traditional Suffolk vernacular, but complemented with contemporary styling, with a mixture of weatherboard and brick elevations set beneath a pantile roof, together with aluminium double glazed windows and external doors in light grey.

Internally, The Peony benefits from a high quality kitchen with Quartz worksurfaces and a range of integral appliances. The bathroom and shower rooms are fitted with high quality Roper Rhodes sanitary ware and Merlyn shower enclosures. Flooring is provided throughout, with tiling to the hallway, kitchen, cloakroom and bathroom/en-suite, with carpets within the reception rooms and bedrooms. The garden is landscaped with paved patio and pathways, together with turfed gardens and mulched borders. Being newly constructed the property will be extremely energy efficient with a Samsung min 5kwh air source heat pump serving the underfloor heating throughout.

The property will benefit from a 10 year structural warranty, provided by LABC.

## Reservation

A reservation deposit of £2,000 will be required. For further conditions on the reservation agreement please speak to the selling agent.

## Services

Mains electricity, water and drainage. Samsung air source heat pump serving the underfloor heating system.



### Management Company

The developer has put in place a Management Company to deal with the maintenance and repair of the communal roadway and any landscaped areas. Consequently each property will be obliged to pay an annual service charge to the Management Company for the upkeep of these areas. The charge for 2025 is £350 per annum.

### Predicted EPC

Rating = B (85)

### Council Tax

To be assessed.

### Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;  
Tel: 0333 016 2000

### Viewing

Strictly by appointment with the agent.



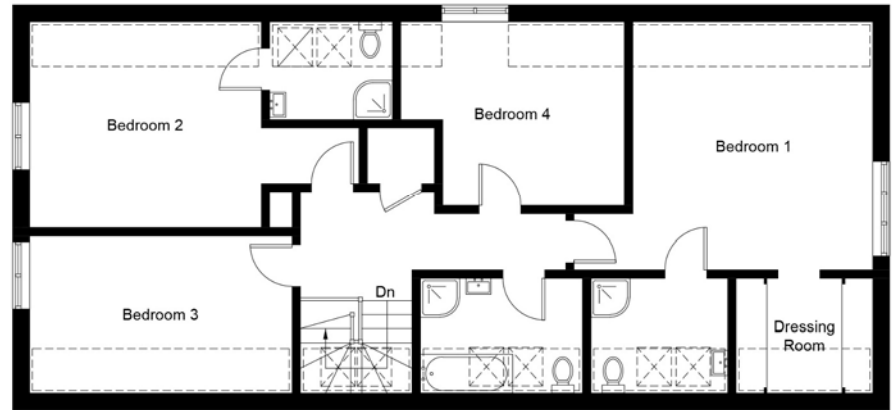
### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. Please note all measurements are approximate.

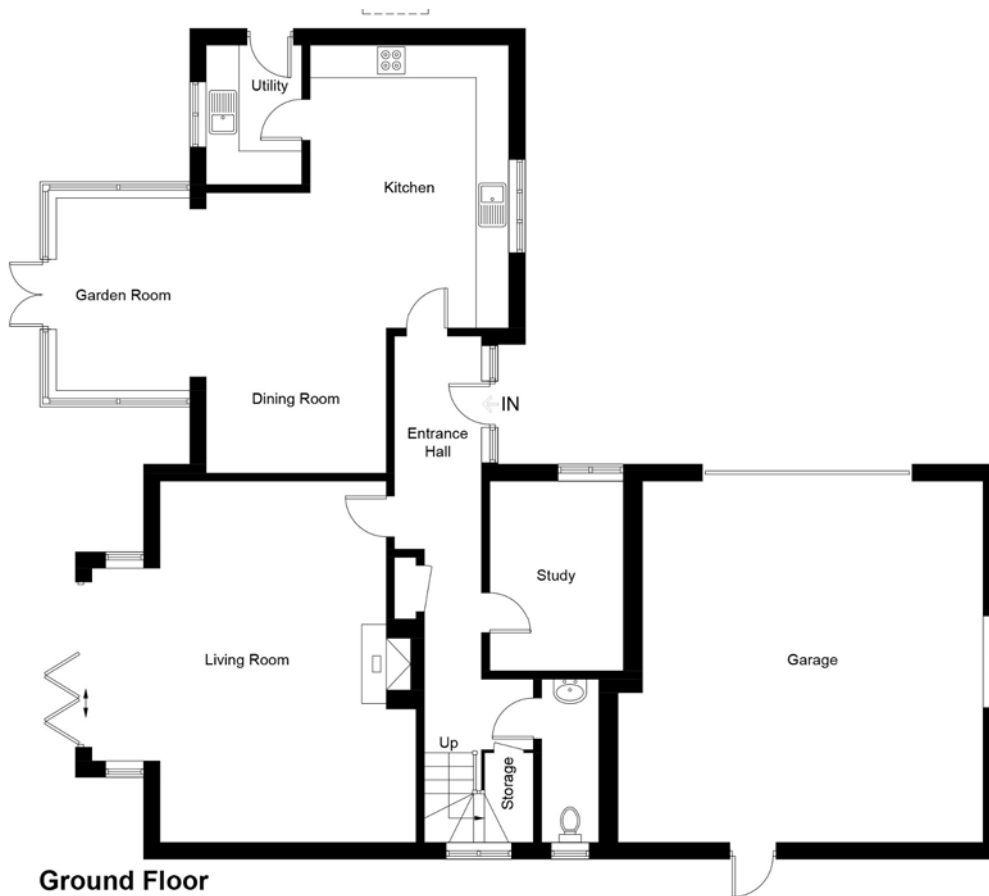
*October 2025*

## Plot 9 - The Peony - 4 bedroom detached house

 = Reduced headroom below 1.5m / 5'0"



**First Floor**



**Ground Floor**

Kitchen	5.01m x 3.48m	16'5 x 11'5	Bedroom 1	4.21m x 4.15m	13'8 x 13'7
Dining Room	5.09m x 3.1m	16'8 x 10'2	Dressing Room	2.41m x 1.95m	7'10 x 6'5
Garden Room	4.37m x 2.3m	14'4 x 7'6	En-suite	2.3m x 1.93m	7'6 x 6'4
Living Room	6.3m x 5.17m	20'8 x 17'	Bedroom 2	3.8m x 3.52m	12'5 x 11'6
Utility Room	2.45m x 1.67m	8' x 5'5	En-suite	2.3m x 1.73m	7'6 x 5'8
Cloakroom	2.84m x 1.01m	9'4 x 3'3	Bathroom	2.73m x 1.94m	8'11 x 6'4
Study	3.25m x 2.35m	10'8 x 7'8	Bedroom 3	4.56m x 2.64m	14'11 x 8'7
Garage	6.35m x 5.86m	20'10 x 19'2	Bedroom 4	3.79m x 3.12m	12'5 x 10'2
Approximate Total Area : 2,161 sq ft (201 sqm)			Ready for occupation		

Indicative Only - all measurements are approximate

## Internal Photos of Plot 9







## Indicative Site Plan



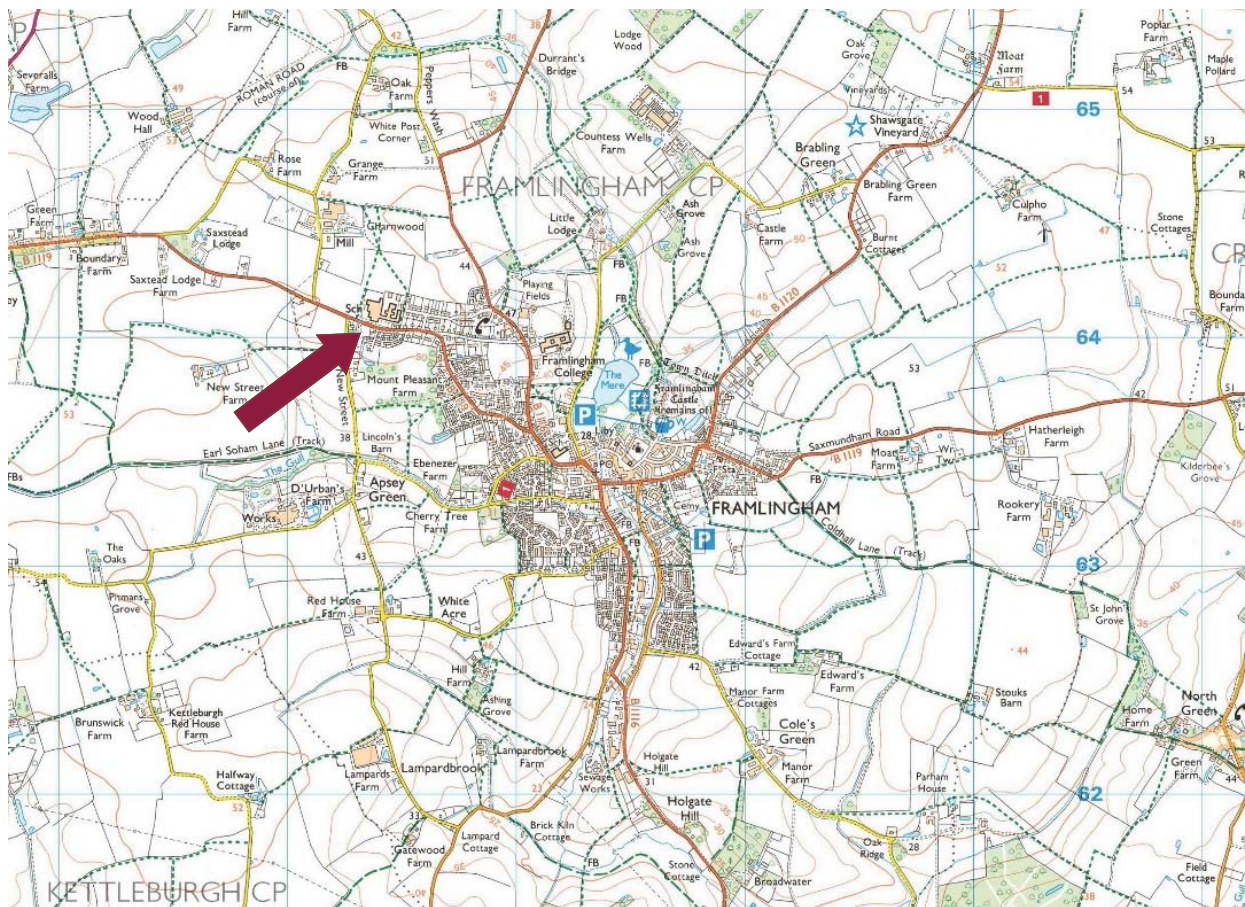




## Directions

From the Agent's office proceed out of the town on College Road turning left onto Mount Pleasant where signposted to Saxtead. Continue along this road in a westerly direction where Langshaw Close will be found on the left hand side, just opposite Thomas Mills High School. The Peony, 14 Langshaw Close will be found at the end of the close on the right hand side.

For those using the What3Words app: [///giraffes.bench.slows](https://www.what3words.com/#!/en/@@@giraffes.bench.slows)



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