

A delightful two bedroom terraced cottage, set in an elevated position along College Road and just a short walk to the centre of Framlingham.

Guide Price
£249,950 Freehold
Ref: P7671/J

Daisy Cottage
11 College Road
Framlingham
Woodbridge
Suffolk
IP13 9EJ



Sitting room with open fireplace and fitted stove.
Well fitted kitchen/breakfast room with integral appliances.
Two bedrooms and bathroom.
Gardens to the front and rear.

No Forward Chain

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Daisy Cottage stands prominently along College Road, which is within easy walking distance of all the town has to offer. Framlingham is 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, Barclays Bank and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its prep school at Brandeston Hall, some 5 miles away.

In recent years Framlingham was voted the number one place to live in the country and is perhaps best known for its magnificent medieval castle, which is managed by English Heritage. Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside, and amenities such as golf in nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles).

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

Daisy Cottage is a delightful and well presented two bedroom terraced cottage, occupying an elevated position along College Road and just a short walk from the centre of the ever popular market town of Framlingham.

The entire terrace was extensively renovated and refurbished in 2015 which included the introduction of external insulation and render to improve the energy efficiency of the property. In addition, the windows and doors were replaced, the property was re-wired and re-plumbed, and a new energy efficient combination gas-fired boiler was installed.

The accommodation comprises a sitting room with fireplace containing a multi-fuel burning stove and well fitted kitchen/breakfast room that overlooks the rear garden. On the first floor there are two bedrooms, both of which benefit from fitted wardrobe cupboards and a bathroom.

The gardens to the front and rear have been landscaped with ease of maintenance in mind, with paved pathways and patios laid to Indian sandstone.











Daisy Cottage, 11 College Road, Framlingham

Approximate Gross Internal Area = 52.1 sq m / 561 sq ft

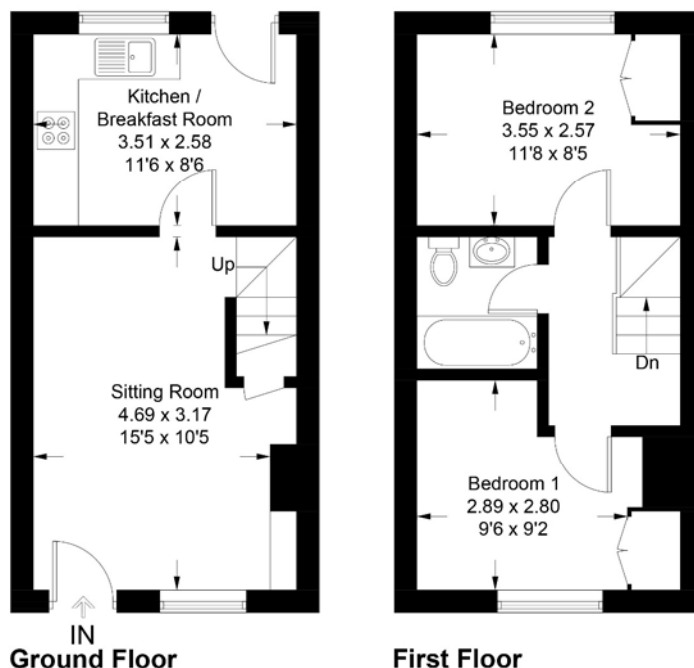


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1221721)

Viewing Strictly by appointment with the agent.

Services Mains electricity, water, drainage and gas connected. Combination gas boiler serving the central heating and hot water systems.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C (Copy available from the agents upon request).

Council Tax Band B; £1,747.60 payable per annum 2025/2026

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

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 that the neighbouring property, number 9, benefits from a pedestrian right of way across part of the front garden.

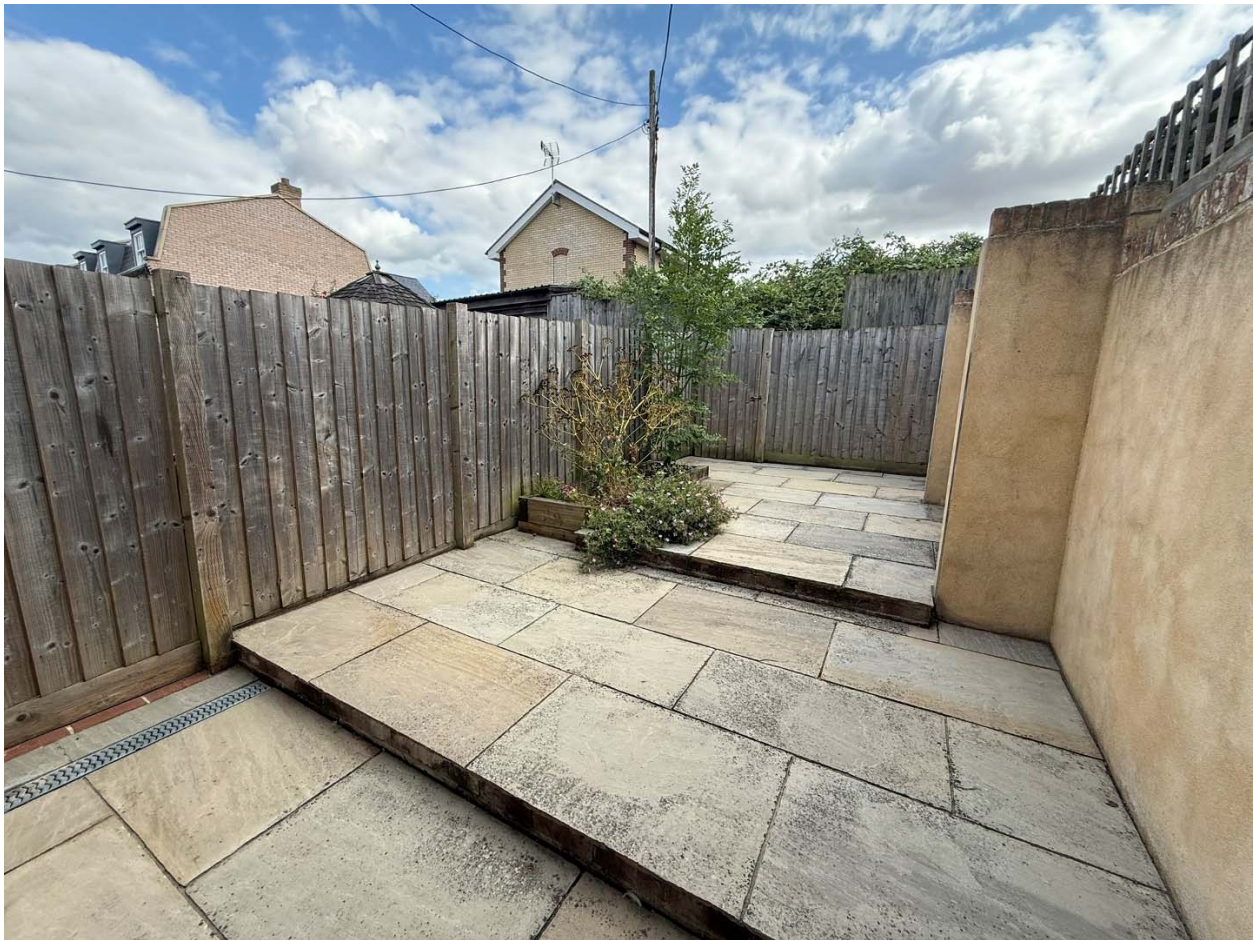
July 2025



Directions

From the Agent's office proceed along College Road and the property will be found a short way along on the left hand side.

For those using the What3Words app:
[///collects.indulgent.convey](https://www.what3words.com/collects.indulgent.convey)



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