



F R A M F I E L D H O U S E

A NUMBER OF DESIRABLE TOWNHOUSES IN THE CENTRE OF HISTORICAL WOODBRIDGE





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About Woodbridge

Woodbridge is a beautiful medieval market town nestling on the banks of the river Deben in the ancient county of Suffolk. Steeped in history, Woodbridge, (from the Norse/Saxon 'Wooden's Town'), is one of the county's most desirable places to live. Set in an area of outstanding natural beauty, Woodbridge is also a natural base from which to explore the countryside. The ancient coastal towns of Aldeburgh and Southwold, as well as Framlingham Castle and Minsmere bird reserve, are all close by.

Situated only 7 miles from the sea, it's bustling riverside is crammed with yachts and boats.

Woodbridge's famous tide mill, the only working tide mill in the country, is now fully restored and offers a fascinating insight into the past. For those who like to sail there is a tranquil marina, several boatyards and two sailing clubs. On the eastern bank of the river is the archaeological site of Sutton Hoo, the world famous burial site of Raedwald, one of England's earliest kings. The Deben estuary is a haven for birds including greenshank, redshank, curlew, oyster catcher and heron. There are many varied and pretty riverside walks where these birds can often be seen.

The town's medieval streets are lined with Tudor, Georgian, Regency and Victorian buildings, with some decorated in the traditional pargeting. The historic market square, arranged around the town pump, is adorned with hanging baskets brimming with flowers in the summer and offers a wide choice of excellent pubs and restaurants. In addition, the town offers an extensive range of facilities including state and private schooling, two doctor's surgeries, dentists, a library, a museum, a theatre, a cinema and a swimming pool with gym facilities. Woodbridge provides a marvellous choice of shopping from a large number of independent retailers, as well as some of the leading high street names. The county town of Ipswich, with it's more extensive facilities, lies less than nine miles away. There is a railway station with links to London Liverpool Street via Ipswich. The town is surrounded by beautiful villages, each having their own country public houses, full of rustic charm and warm Suffolk welcomes.

With so much to offer Woodbridge is a truly enchanting place to live.



A brief history of Framfield House

The original building incorporated the adjacent terrace now occupied by The Royal British Legion, and was built as a residence by Admiral Ellis Brand, a local landowner, in 1745. On Ellis's death the house was passed down to his son John and remained in the family until it was sold at auction in 1819. Around this time the rear portion of the house was added. Little is known of the history of the building after this time until it became a doctors surgery in 1960, a capacity in which it served until August 2007.



The development

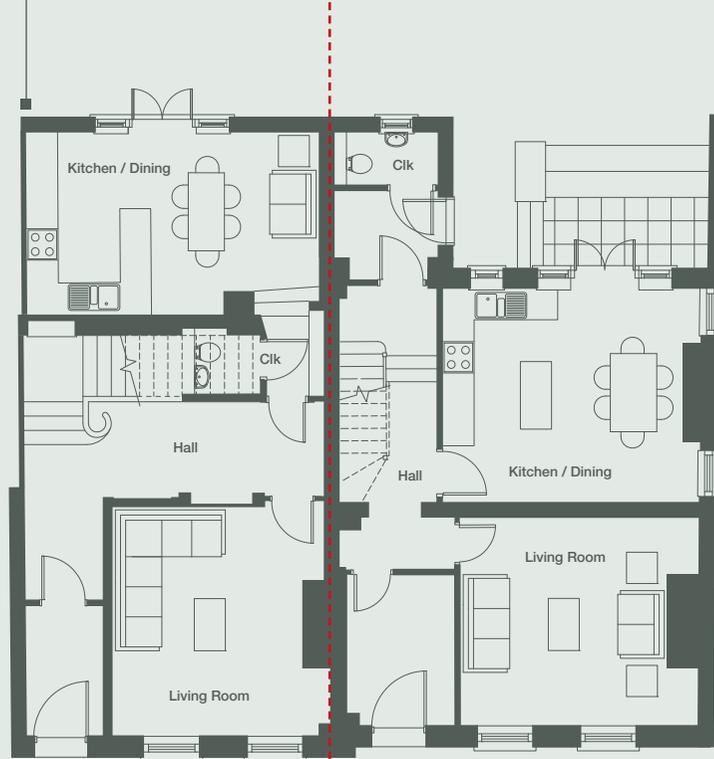
The development comprises the restoration and conversion of Framfield House on The Thoroughfare into two townhouses, along with five new build 3 and 4 bedroom houses fronting St. John's Street.

The converted houses have been sensitively remodelled to fit into the mature and historic surroundings of the town and provide a mixture of Georgian splendour and modern convenience. The new houses are designed to blend seamlessly with the local architecture using red clay brickwork in lime mortar and natural slate roofs. All the properties are finished to an excellent standard with attention to detail being to the fore.

The interior design is light and airy with high quality finishes, fixtures and fittings. All the houses stand in their own individually landscaped gardens, with each house benefiting from an allocated parking space.



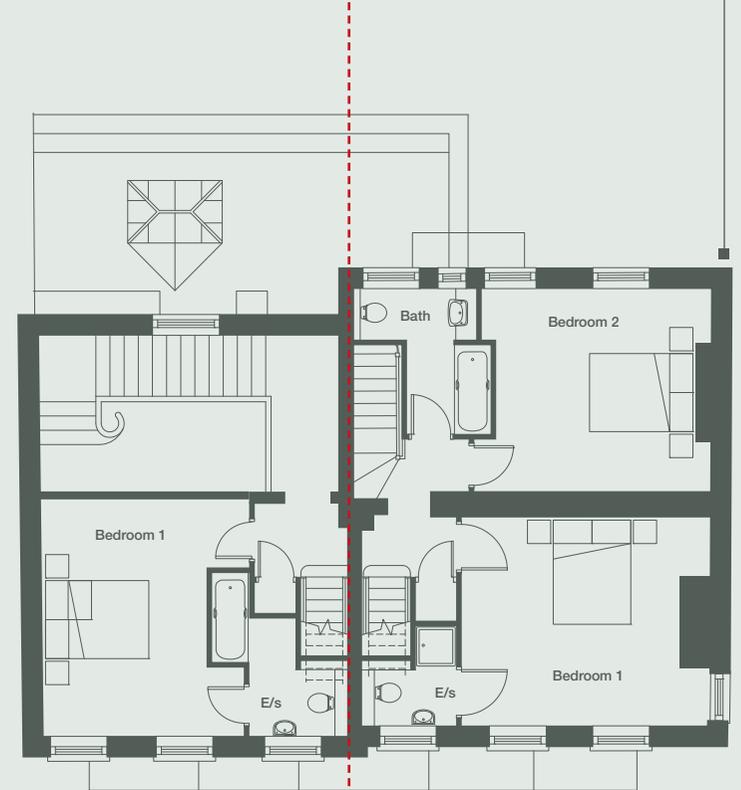
Ground Floor



Plot 2

Plot 1

First Floor

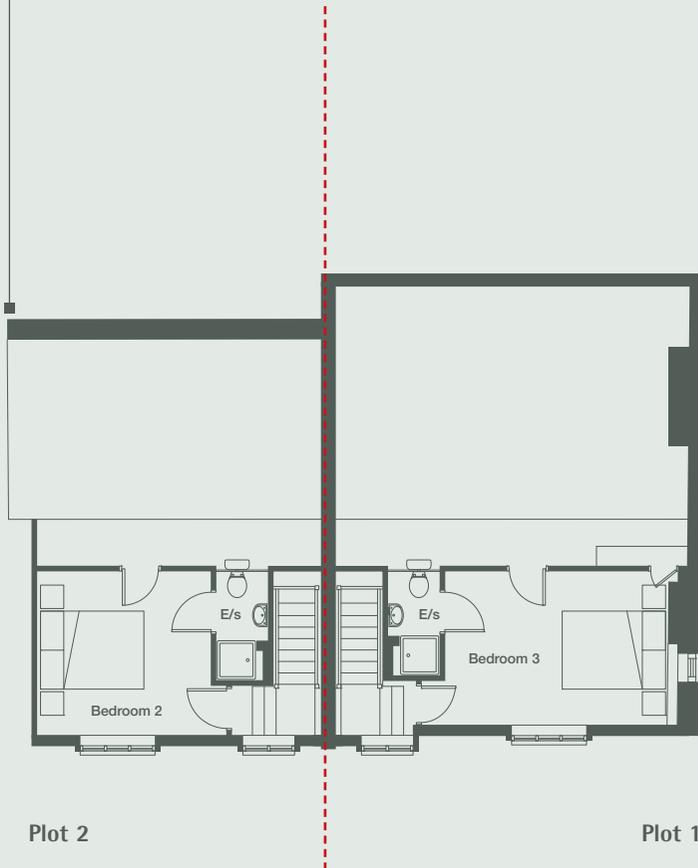


Plot 2

Plot 1

Floor Plans | Houses

Second Floor



Plot 1

Ground Floor

Kitchen/Dining Room	4.95m x 4.10m	16'2" x 13'5"
Living Room	4.62m x 4.00m	15'2" x 13'1"

First Floor

Bedroom 1	4.82m x 4.00m	15'8" x 13'1"
Bedroom 2	4.44m x 3.90m	14'6" x 12'8"

Second Floor

Bedroom 3	4.28m x 2.95m	14'0" x 9'7"
		Restricted height

Plot 2

Ground Floor

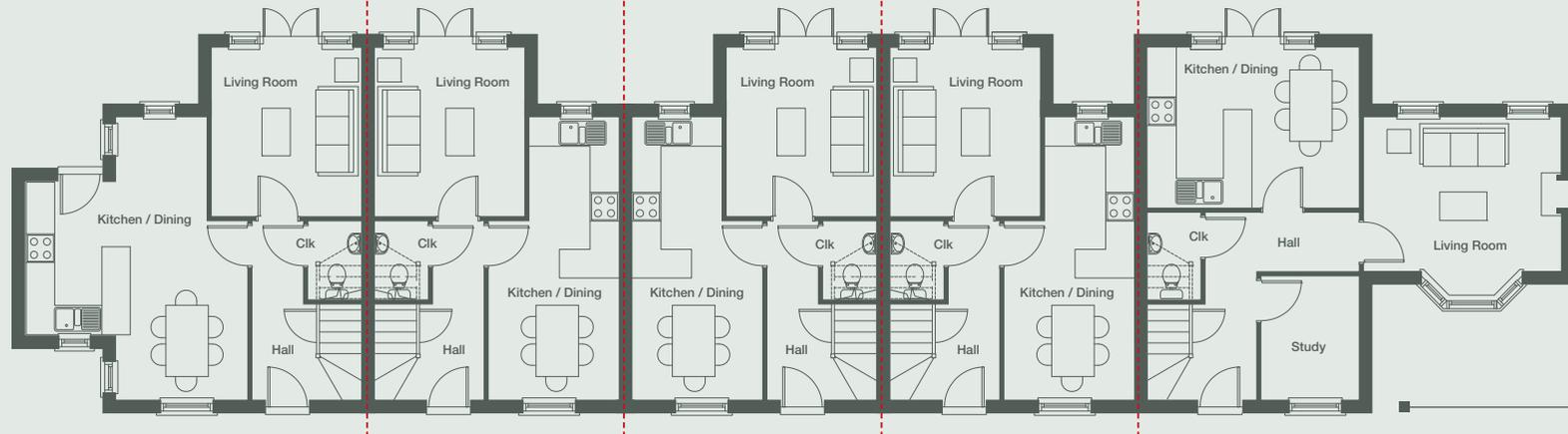
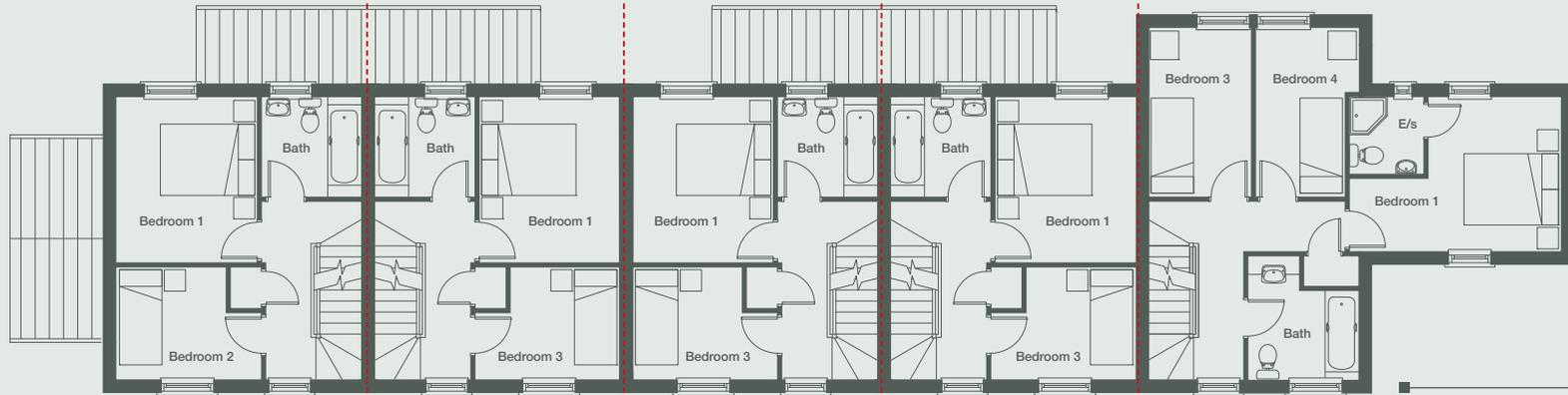
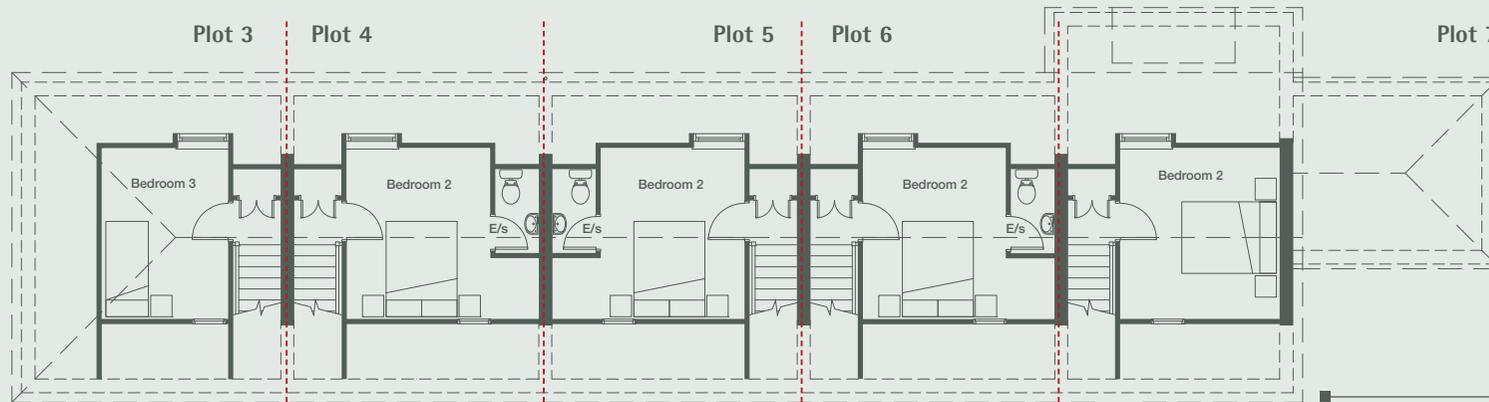
Kitchen/Dining Room	5.72m x 3.50m	18'8" x 11'5"
Living Room	4.08m x 4.40m	13'4" x 14'4"

First Floor

Bedroom 1	4.00m x 4.55m	13'1" x 14'9"
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Second Floor

Bedroom 2	3.32m x 3.15m	10'9" x 10'3"
		Restricted height



Floor Plans | Terrace

Plot 3

Ground Floor

Kitchen/diner	5.95m x 4.68m	19'5" x 15'3"
Living room	3.55m x 3.14m	11'6" x 10'3"

First Floor

Bedroom 1	3.46m x 2.96m	11'3" x 9'7"
Bedroom 2	3.05m x 2.35m	10'0" x 7'7"

Second Floor

Bedroom 3	3.62m x 2.68m	11'9" x 8'8" Restricted height
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Plot 4

Ground Floor

Kitchen/diner	5.95m x 2.74m	19'5" x 8'9"
Living room	3.55m x 3.14m	11'6" x 10'3"

First Floor

Bedroom 1	3.46m x 2.96m	11'3" x 9'7"
Bedroom 3	3.05m x 2.35m	10'0" x 7'7"

Second Floor

Bedroom 2	4.05m x 3.62m	13'3" x 11'9" Restricted height
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Plot 6

Ground Floor

Kitchen/diner	5.95m x 2.74m	19'5" x 8'9"
Living room	3.55m x 3.14m	11'6" x 10'3"

First Floor

Bedroom 1	3.46m x 2.96m	11'3" x 9'7"
Bedroom 3	3.05m x 2.35m	10'0" x 7'7"

Second Floor

Bedroom 2	4.05m x 3.62m	13'2" x 11'9" Restricted height
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Plot 5

Ground Floor

Kitchen/diner	5.95m x 2.74m	19'5" x 8'9"
Living room	3.55m x 3.14m	11'6" x 10'3"

First Floor

Bedroom 1	3.46m x 2.96m	11'3" x 9'7"
Bedroom 3	3.05m x 2.35m	10'0" x 7'7"

Second Floor

Bedroom 2	4.05m x 3.62m	13'3" x 11'9" Restricted height
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Plot 7

Ground Floor

Kitchen/diner	4.44m x 3.36m	14'6" x 11'0"
Study	2.60m x 2.04m	8'5" x 6'7"
Living room	4.13m x 3.75m	13'5" x 12'3" into bay into bay

First Floor

Bedroom 1	4.46m x 3.22m	14'6" x 10'6"
Bedroom 3	3.56m x 2.18m	11'7" x 7'1"
Bedroom 4	3.56m x 2.18m	11'7" x 7'1"

Second Floor

Bedroom 2	3.62m x 3.35m	11'9" x 11'0" Restricted height
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General Specification

Each new home is fitted to an excellent standard and quality.

Kitchens

- Choice of kitchen cabinets and worktops*
- Baumatic appliances to include:
- Built in multi function stainless steel electric oven
- Stainless steel gas hob
- Stainless steel and glass kitchen extractor
- Integrated washer/dryer
- Integrated dishwasher
- Integrated fridge freezer**

Plumbing and heating

- Full gas central heating with programmer/timer
- Energy saving condensing boiler
- Radiators fitted with thermostatic valves
- White sanitaryware with Grohe chrome mixer taps
- Porcelain tiles full height around the baths and showers with splashbacks to the basins
- Outside tap to the rear gardens

Electrical

- Downlighters to the bathrooms and kitchens
- Under unit kitchen worktop lighting
- Telecommunications points to living room, kitchen / diner, study and bedrooms
- T.V. aerial points to the living room, kitchen / diner and bedrooms.

- Communal T.V. aerial set up for digital switchover expected by 2012
- Wiring for Sky+ to living room, kitchen / diner and bedrooms – Decoder and dish required
- External lights to the front and rear gardens
- Loft light

Carpentry

- Moulded skirting and architraves painted white
- Staircase with turned balusters and newel posts and hardwood handrails
- Four panel internal doors with white porcelain door handles
- Timber sliding sash windows with double glazed units painted white

Decoration and finishes

- Choice of good quality floor coverings to all rooms
- All walls and ceilings in smooth plaster finish
- Ceilings in white emulsion
- Walls in emulsion with a choice of colours*

Fires and fire surrounds

- Solid fuel Victorian style fireplace and surround with polished granite hearth (Plot 7 only)

Security

- 5 lever mortice locks to external doors

- Lockable windows
- Mains powered smoke detectors with battery backup

Outside

- Black painted railings to boundary along St John's Street
- Front gardens paved in sandstone with topsoiled border
- Rear gardens landscaped to purchasers specification – Purchase price includes £3,000 Notcutt's of Woodbridge voucher
- Timber panel fencing between gardens and rear access path
- Car park and rear access path in Marshalls Tegula block paving

Warranty

- 10 year structural warranty from Building Life Plans Insurance (Plots 3-7)

** Choice available subject to stage of construction*

*** Plots 1, 2, 3 and 7 only*

Important Notice – All particulars in this brochure, including the illustrations of the property and the gardens, are for guidance only as it may be necessary to introduce some alterations to these, or the specification, since publication. The brochure therefore, cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. The brochure does not constitute a contract, part of a contract or a warranty.



CHARTERWOOD HOMES LIMITED

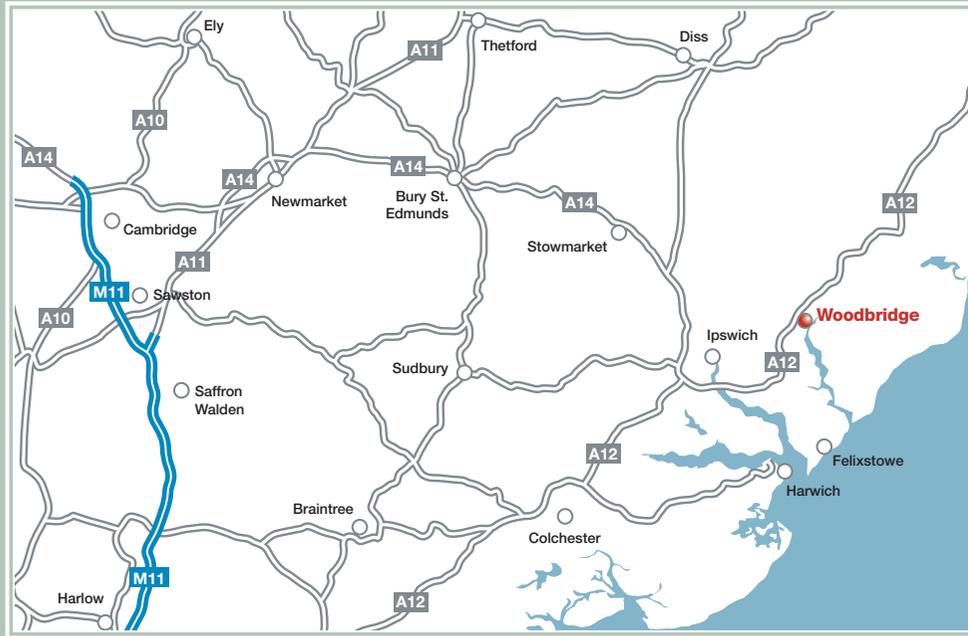
About Charterwood Homes

At Charterwood Homes we strive to produce homes of individuality and style. We believe that each site is unique and as such deserves its own tailored design. The standard 'house types' often used by the larger house builders, regardless of the local vernacular or setting, are certainly not for us. We also believe that forward planning and attention to detail are paramount. An example on this development is the provision of a communal digital ready T.V. aerial, thus avoiding the need for a forest of unsightly individual aerials. We aim to build houses that harmonise with their surroundings and add to this the convenience, practicality, fuel efficiency and low maintenance that can be achieved with modern methods of construction.



Transparency





Travel times and distances:

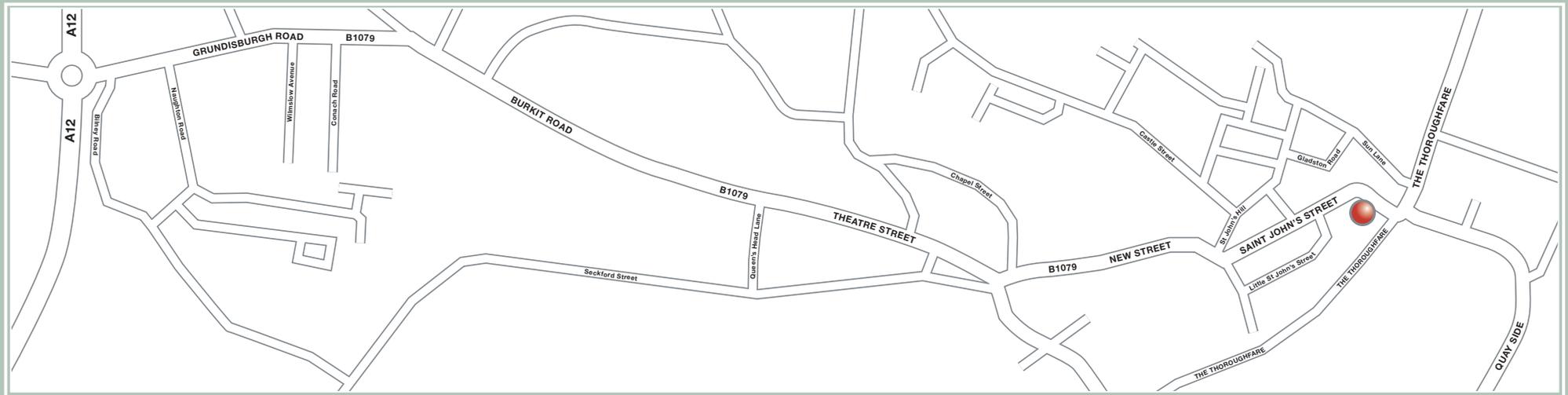
BY ROAD:

Ipswich	9 miles
Aldeburgh	19 miles
Southwold	28 miles
Colchester	29 miles
Norwich	52 miles
Central London	87 miles

BY RAIL:

Ipswich	19 mins
Colchester	41 mins
Norwich	1 hr 20 mins
London Liverpool Street	1 hr 38 mins

all travel times and distances are approximate





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