



STATION ROAD

98

98 Station Road, Framlingham

Woodbridge



Minors & Brady

98 Station Road

Framlingham, Woodbridge

There's a certain charm to Selby House that's impossible to overlook, the kind that instantly draws you in and makes you want to know more. Set within the sought-after market town of Framlingham, this period home offers a wonderfully inviting way of living, with character features, generous rooms and a layout that feels naturally comfortable from the moment you step inside. Its elegant frontage, beautifully kept interiors and thoughtfully arranged garden all work together to create a home with real presence. For anyone seeking a classic Suffolk property with warmth, personality and a strong sense of place, Selby House stands out as a rare and appealing opportunity.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Combi boiler.



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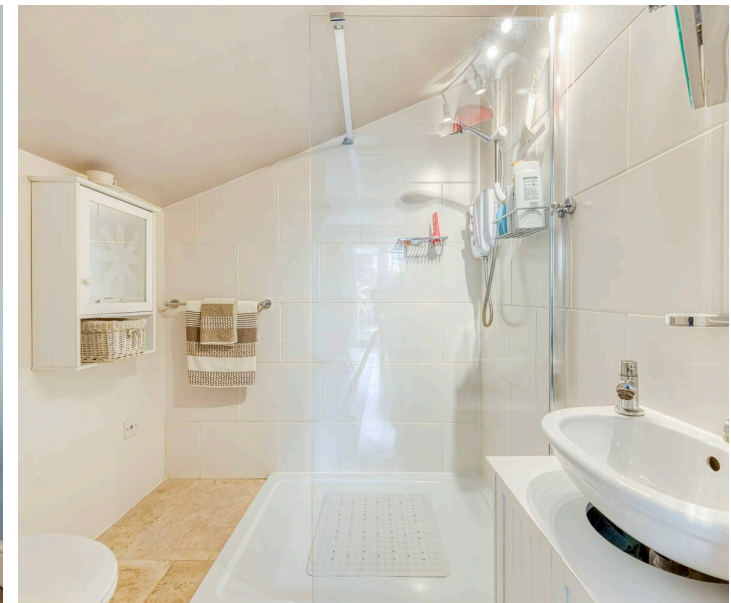


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- Welcome to Selby House, a stunning period home that offers cosy cottage living in the Suffolk town of Framlingham
- Beautifully presented throughout, retaining the properties original character features of high ceilings, large sash windows and a traditional fireplace
- Kerb appeal with a symmetrical frontage, a pitched porch, established hedging and a paved driveway located to the side of the property
- Dual aspect sitting room with an open fireplace and a flexible lounge, both inviting relaxation and entertaining
- Farmhouse-style kitchen/breakfast room fitted with stylish Navy cabinetry, an integrated oven, a dishwasher, a Butler sink and areas for your own appliances
- Garden room with French doors that is currently arranged as a dining room, that has the potential to be a ground-floor annex, complemented by a shower room
- Three bedrooms, two of which are generous doubles, benefiting from a family bathroom comprising of a traditional three-piece suite
- A private, levelled garden featuring laid to lawns, planted beds and established shrubbery, adding colour and character to the space
- UPVC double glazed windows throughout
- Walking distance to the town centre offering a range of shops, restaurants, education options and transport links



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Framlingham

Station Road sits just south of Framlingham's historic centre, giving it a calm, residential feel while still being close enough to walk into town for everyday essentials. The road is lined with established homes and small local businesses, and its position just off the B1116 makes it easy to reach Market Hill, the castle, and the cafés and independents that define the town's character. It's a practical spot for anyone who wants the convenience of the centre without being right in the middle of it.

For food shopping, the nearest option is the Co-op Food in the town centre, only a short walk away. Framlingham's weekly markets and independent butchers, bakers and delis add to the day-to-day convenience. Larger supermarkets, including the Tesco Superstore in Saxmundham, are within a straightforward drive.

Families have access to well-regarded local schools. Thomas Mills High School & Sixth Form and Framlingham Sir Robert Hitcham's Primary School are the closest major options, both serving the town and surrounding villages. Several other primary schools sit within a short drive, giving families a good range of choices.

Although Framlingham doesn't have a railway station, Station Road offers simple road links towards the A1120 and A12 for travel to Ipswich, Woodbridge and the wider Suffolk area. Saxmundham and Wickham Market provide the nearest rail connections. The area's walkability, green edges and strong community feel make day-to-day life relaxed and easy, with countryside footpaths and the Mere offering quick escapes into nature.



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Welcome to Selby House, a distinguished period home offering cosy cottage living in the Suffolk town of Framlingham. It is beautifully presented throughout, with every room reflecting the property's original character, high ceilings, large sash windows and a traditional fireplace that anchors the home with a sense of history.

The frontage has instant appeal: perfectly balanced, framed by established hedging and finished with a pitched porch. A paved driveway sits discreetly to the side, giving the house a calm, orderly presence from the street.

Inside, the dual-aspect sitting room is filled with natural light and centred around an open fireplace that brings warmth and atmosphere. A second lounge provides further versatility, ideal for everyday living or hosting, depending on the pace of the day.

The farmhouse-style kitchen and breakfast room is a welcoming space, fitted with Navy cabinetry, a Butler sink, an integrated oven and dishwasher, along with thoughtful areas for your own appliances. It's a room designed for conversation, cooking and the gentle rhythm of home life.

To the rear, the garden room opens through French doors to the outdoors. Currently arranged as a dining room, it also offers the scope to become a ground-floor annex, supported by a well-designed shower room.



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Upstairs, three bedrooms offer comfortable accommodation. Two are generous doubles, while the third lends itself well to a study, nursery or guest room. The family bathroom features a traditional three-piece suite, continuing the home's classic feel.

The garden is private and neatly arranged, with level lawns, planted beds and established shrubbery adding colour and interest throughout the year. It's a space that feels settled and easy to enjoy, whether for outdoor dining, gardening or simply spending time outside.

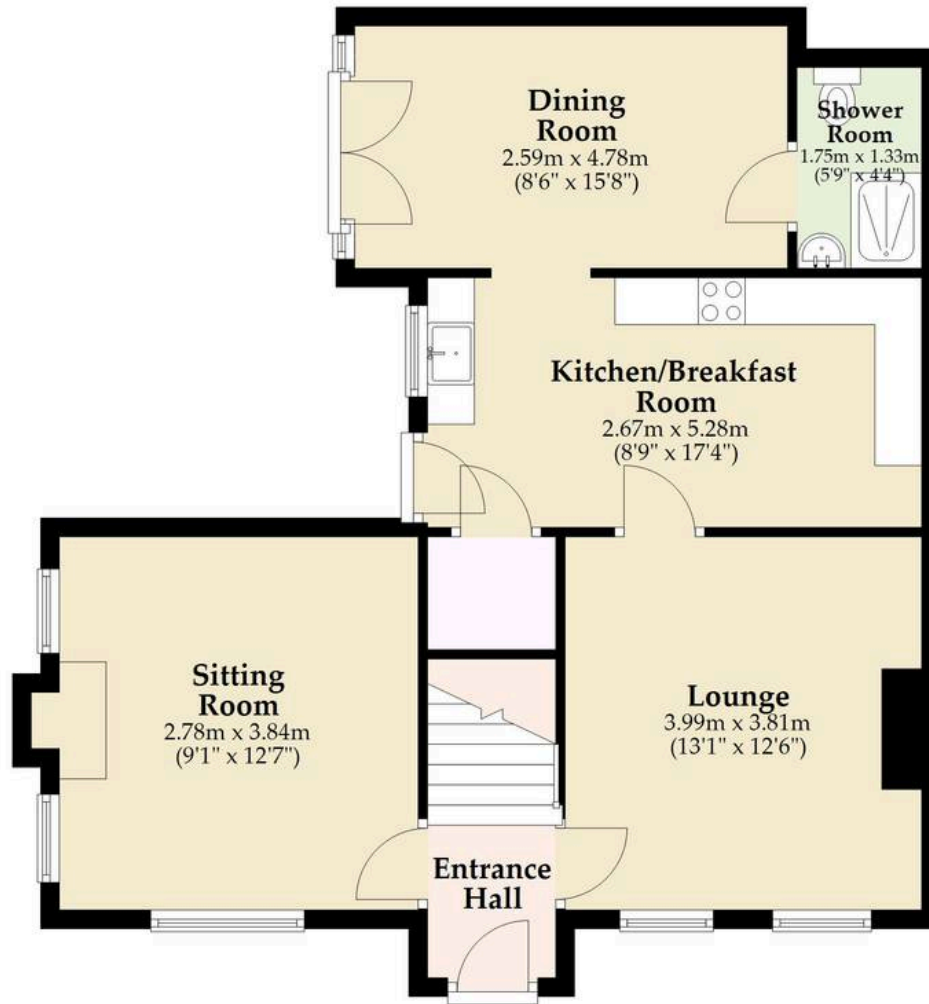
Selby House is a home with charm, character and a sense of ease, a rare opportunity to enjoy period living in one of Suffolk's most sought-after market towns.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

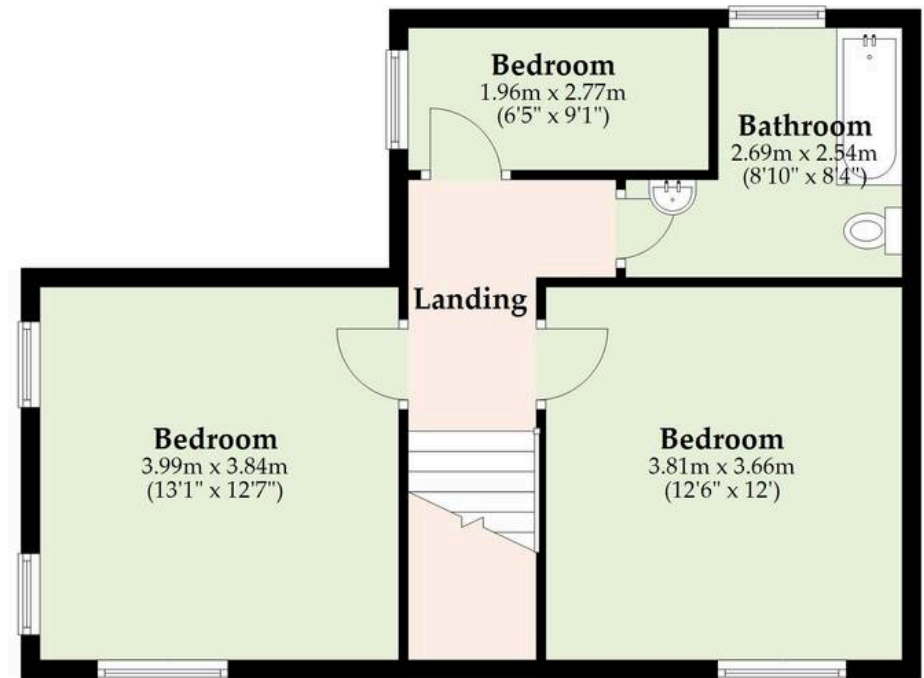
Ground Floor

Approx. 61.2 sq. metres (659.0 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.2 sq. feet)



Total area: approx. 111.8 sq. metres (1203.2 sq. feet)

Sqft excludes hall, landing and garage.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager




Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk