



Cransford Meadows

# Welcome to Cransford Meadows

Cransford Meadows is an exclusive development of just five individually crafted homes, nestled in a countryside setting on the edge of the charming village of Cransford. This exceptional collection combines the timeless appeal of traditional Suffolk architecture with the comfort, efficiency, and design excellence of modern living.

Each home at Cransford Meadows has been thoughtfully designed with a focus on space, light, and attention to detail. From classic style kitchens with solid worktops and integrated appliances, to luxurious bathrooms featuring spacious walk-in showers and rainfall fittings, every element has been carefully curated to offer both elegance and everyday practicality.

Each property enjoys a generous private garden - many of which are south-facing - alongside individual driveways leading to detached double garages. All of the homes have underfloor heating to the ground floor via efficient air source heat pumps with integrated technology and electric vehicle charging points, ensuring that they are as sustainable as they are stylish.

This brochure showcases three of the five homes available at Cransford Meadows, offering a glimpse into the thoughtful design and premium specification that define this unique development. Whether you are seeking a forever family home or a peaceful countryside retreat, Cransford Meadows offers a rare opportunity to enjoy the very best of rural living without compromise.



## Development Key

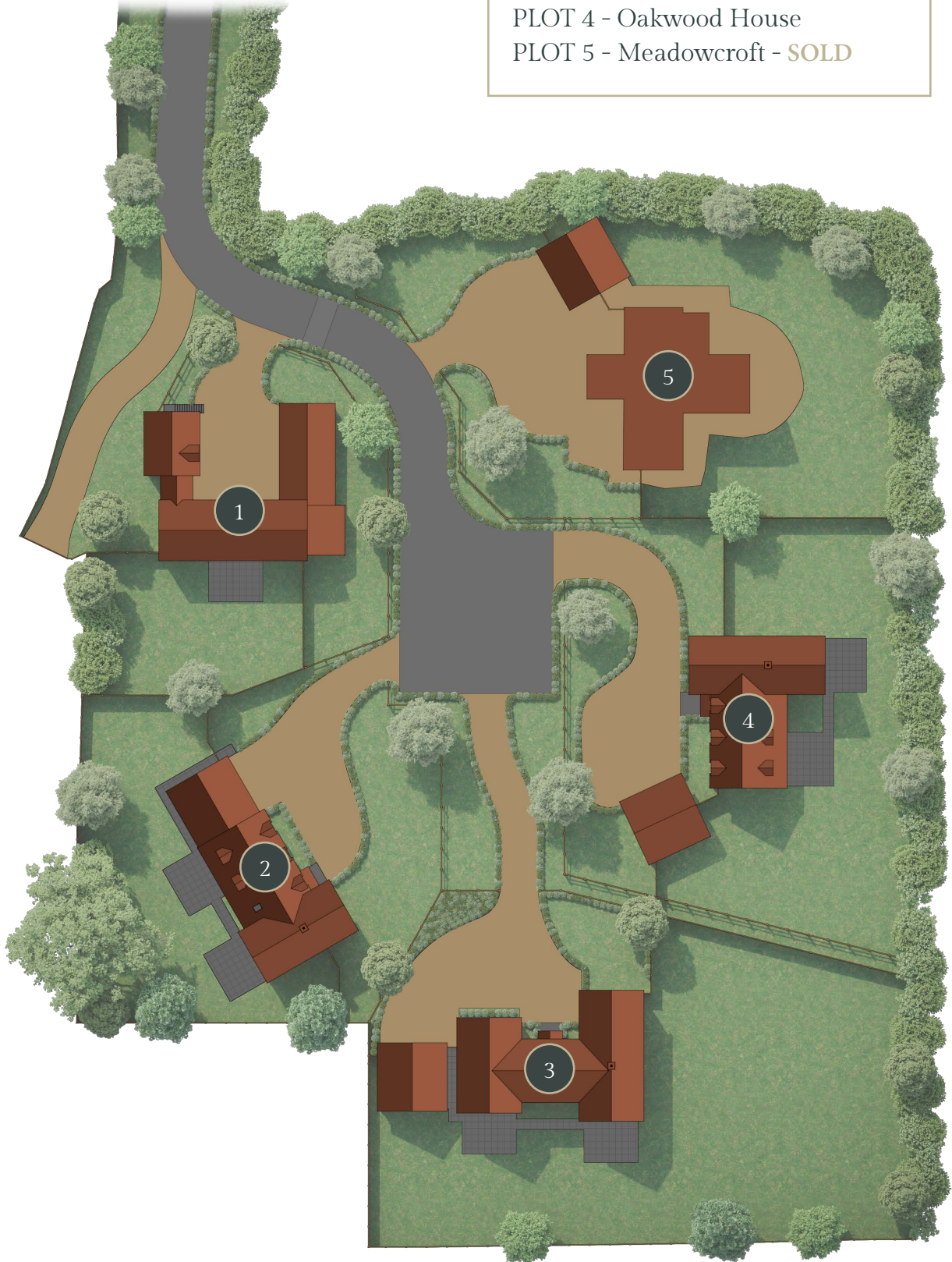
PLOT 1 - Fleetwood House - **SOLD**

PLOT 2 - The Stables

PLOT 3 - Field View

PLOT 4 - Oakwood House

PLOT 5 - Meadowcroft - **SOLD**



The landscaping shown on this site plan is for illustrative purposes only and is subject to change.



# The Stables

PLOT 2



## Details of Accommodation

### Ground Floor

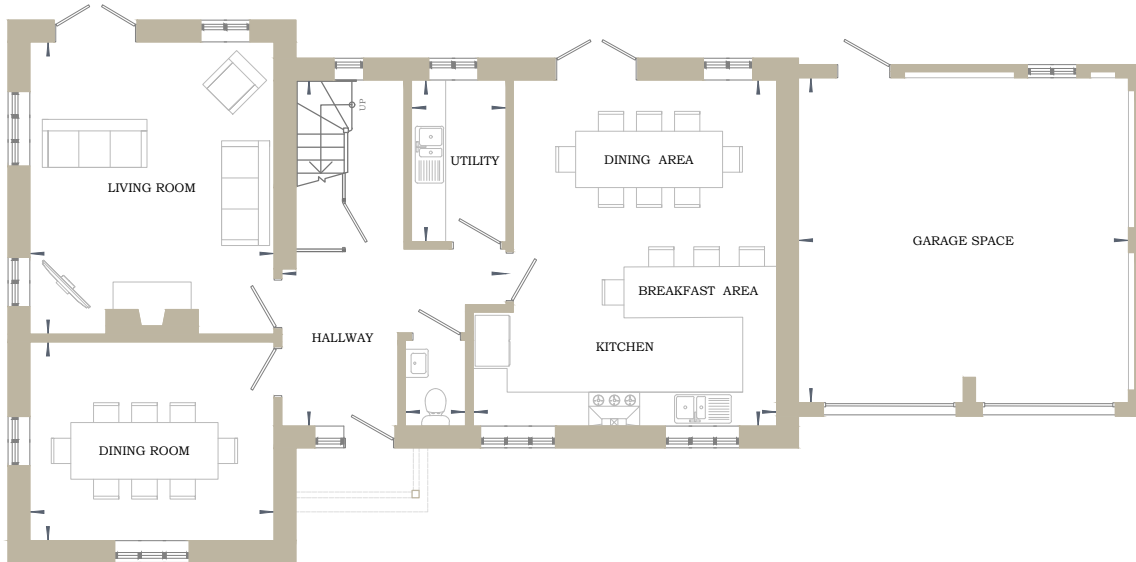
Living Room	4.3 x 5.2m	14'2 × 17'0
Dining Room	4.3 x 3.6m	14'2 × 11'7
Utility	1.7 x 2.9m	5'6 × 9'5
Dining	4.7 x 3.3m	15'3 × 10'10
Kitchen/Breakfast	5.4 x 2.8m	17'7 × 9'3
WC	1.1 x 1.5m	3'6 × 5'0
Garage	5.8 x 5.8m	19'2 × 18'11

### First Floor

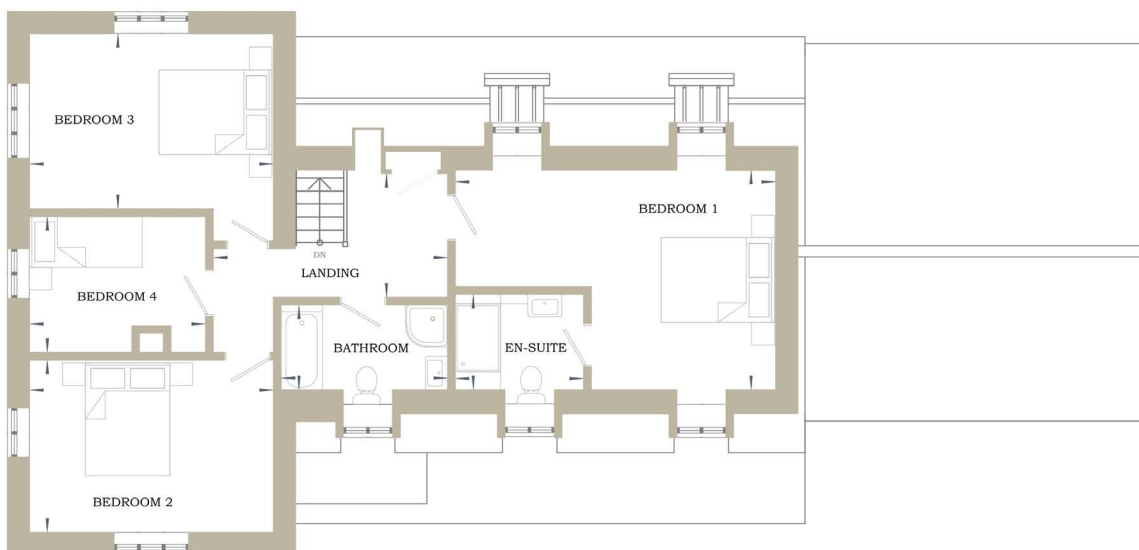
Bedroom 1	4.5 x 3.6m	14'9 × 11'8
En-suite	2.3 x 1.7m	7'6 × 5'7
Bedroom 2	4.3 x 3.1m	14'2 × 10'0
Bedroom 3	4.3 x 3.1m	14'2 × 10'2
Bedroom 4	3.1 x 2.4m	10'3 × 7'11
Bathroom	3 x 1.5m	9'8 × 5'0

Total floor area - 241.2 m<sup>2</sup>

## Ground Floor



## First Floor



Please note: All measurements were scaled from working drawings, and all purchasers should verify all dimensions and locations on-site prior to making any decisions or commitments.



# Field View

## PLOT 3



### Details of Accommodation

#### Ground Floor

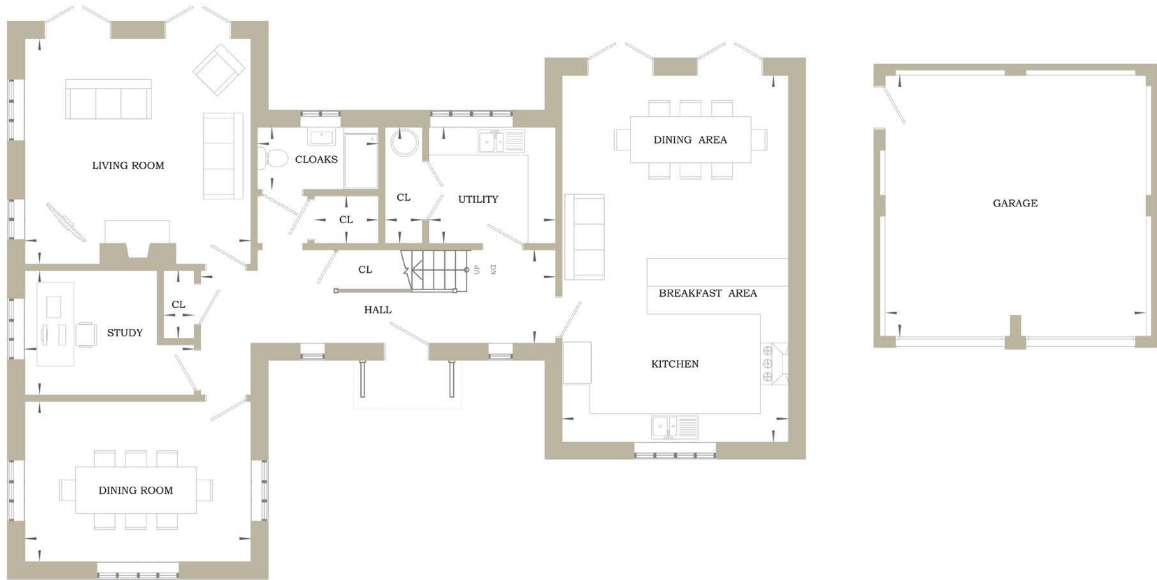
Living Room	4.9 x 4.9m	16'0 × 16'0
Dining Room	4.9 x 3.5m	16'0 × 11'5
Study	3.7 x 2.7m	12'0 × 8'10
Dining	4.9 x 4m	16'0 × 13'0
Kitchen/Breakfast	4.9 x 4m	16'0 × 13'0
WC	2.6 x 1.6m	8'7 × 4'5
Utility	2.7 x 2.5m	9'0 × 8'3
Garage	5.6 x 5.6m	18'6 × 18'6

#### First Floor

Bedroom 1	4.9 x 4.9m	16'1 × 16'1
En-suite	2.6 x 2.5m	8'6 × 8'2
Bedroom 2	4.9 x 3.5m	16'1 × 11'6
Bedroom 3	4.9 x 3.9m	16'1 × 12'10
En-suite	1.3 x 2.8m	4'3 × 9'2
Bedroom 4	3.6 x 3.9m	11'10 × 12'10
En-suite	1.3 x 2.8m	4'3 × 9'2
Bedroom 5	3.8 x 2.5m	12'6 × 8'2
Bathroom	3.8 x 2.7m	12'6 × 8'10

Total floor area 296.4 m<sup>2</sup>

## Ground Floor



## First Floor



Please note: All measurements were scaled from working drawings, and all purchasers should verify all dimensions and locations on-site prior to making any decisions or commitments.



# Oakwood House

PLOT 4



## Details of Accommodation

### Ground Floor

Living Room	4.3 x 5.1m	14'1" x 16'9"
Dining Room	4.3 x 3.5m	14'1" x 11'6"
Study	3.1 x 2.8m	10'2" x 9'2"
Dining	4.6 x 3.2m	15'1" x 10'6"
Kitchen/Breakfast	5.3 x 2.8m	17'5" x 9'2"
WC	1.0 x 1.7m	3'3" x 5'7"
Utility	1.67 x 2.8m	5'6" x 9'2"

### First Floor

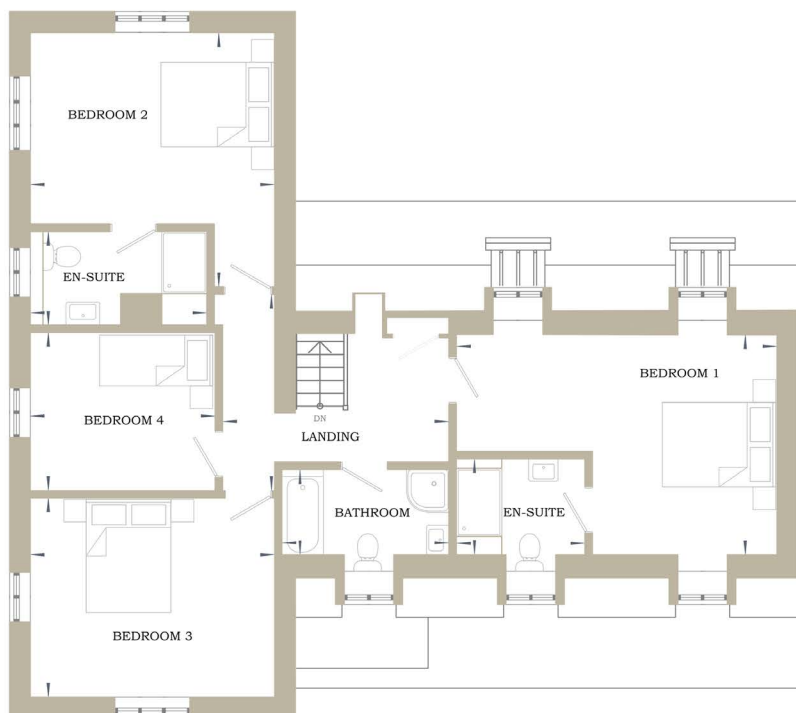
Bedroom 1	4.5 x 3.6m	14'9" x 11'10"
En-suite	2.3 x 1.7m	7'7" x 5'7"
Bedroom 2	4.3 x 3.5m	14'1" x 11'6"
En-suite	3.1 x 1.6m	10'2" x 5'3"
Bedroom 3	4.3 x 4.5m	14'1" x 14'9"
Bedroom 4	3.3 x 2.8m	10'10" x 9'2"
Bathroom	3.0 x 1.5m	9'10" x 4'11"

Total floor area 232.6 m<sup>2</sup>

## Ground Floor



## First Floor



Please note: All measurements were scaled from working drawings, and all purchasers should verify all dimensions and locations on-site prior to making any decisions or commitments.

# Location

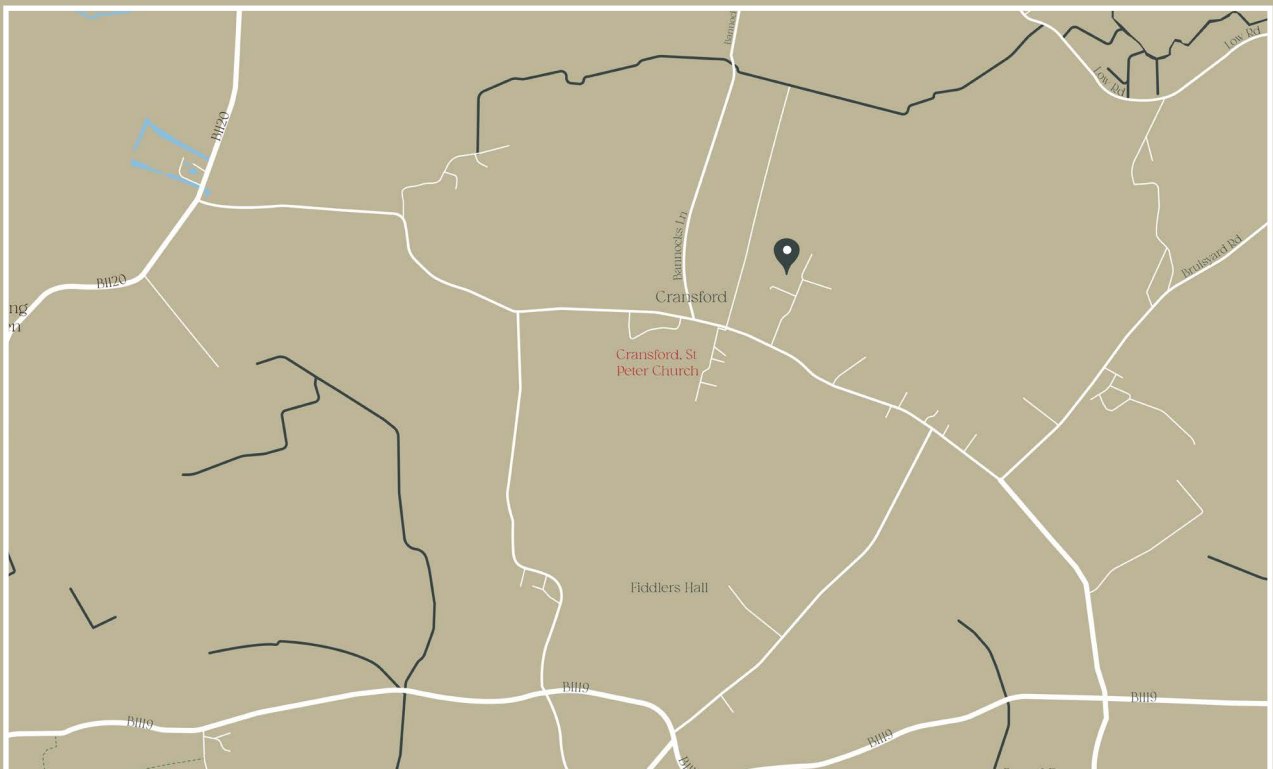
The site is located in the small village of Cransford, a civil parish in East Suffolk .

The property lies on the outskirts of the historic market town of Framlingham, known for its 12th Century Castle and Church, as well as Market Hill. It is surrounded by a range of interesting independent shops and a variety of restaurants. Framlingham also hosts a twice-weekly market selling fresh fish, bread, fruit, and vegetables. The highly regarded Sir Robert Hitcham’s Primary School and Thomas Mills High School are both located in the town. Framlingham College, a public (independent) boarding and day school, is also situated nearby. Alongside its preparatory school and nursery at Brandeston Hall, it educates children aged 3 to 18.

Suffolk’s Heritage Coast is within a short drive, with the town of Woodbridge approximately 12 miles away and Aldeburgh about 13 miles.

The county town of Ipswich lies some 20 miles to the southwest and has a mainline railway station with direct links to London Liverpool Street. Stations on the East Suffolk Line can also be found in Wickham Market, Melton, Woodbridge, and Saxmundham.

Ipswich enjoys good road commuter links, with both the A12 and A14 dual carriageways serving the town. The A14 provides access to Britain’s busiest container port, Felixstowe, located around 12 miles southeast, with Cambridge and the Midlands to the northwest. The A12 links Ipswich to Essex and London in the southwest.



# Specification

## KITCHEN & UTILITY

- Stylish shaker style classic fitted kitchens
- Choice of hardware\*
- Solid quartz worktops
- Kitchen island with storage and breakfast bar
- Integrated double oven, hob, extractor fan
- Single larder
- Integrated dishwasher
- Integrated fridge/freezer
- Quooker all-in-one boiling water tap
- Utility room with matching units and space for washer/dryer
- Choice of kitchen door cupboards (subject to stage of construction)
- Additional cabinetry available
- Luxury LVT flooring

\*On early reservation only.

## BATHROOMS

- Wall-hung WC with soft-close seat
- Vanity unit with built-in storage and countertop basin
- Spacious walk-in shower
- Rainfall shower head and handheld attachment
- Built-in bath
- Frameless glass shower screen
- Heated towel rails
- Thermostatic shower and bath controls
- Premium fixtures and fittings
- Porcelain or stone-effect tiles

## HEATING & ELECTRICS

- Each home benefits from underfloor heating on the ground floor, an air source heat pump for improved energy efficiency, and an electric vehicle charging point for modern convenience.

## GARDEN & EXTERNALS

- The homes feature front and rear turfed gardens with planting areas, south-facing rear gardens, and a private drive leading to separate block-paved driveways with double garages.

**Fenn**  
**Wright.**  
Signature

Contact Details

Tel: 01394 333346

Email: [woodbridge@fennwright.co.uk](mailto:woodbridge@fennwright.co.uk)

Website: [fennwright.co.uk](http://fennwright.co.uk)



 **SURYA HOMES**