

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date: 29th April 2015

For full colour particulars of any of the properties, please telephone our office or send us an email.

Location: Nr Debenham

Ref: 4984/C

A fine Grade II Listed Georgian fronted six bedroom farmhouse with additional Suffolk barn, set in gardens of 1¼ acres.

See page 2



Guide Price: £740,000 Freehold

OPENING HOURS

Monday 9am—5.30pm
Tuesday 9am—5.30pm
Wednesday 9am—5.30pm

Thursday 9am—5.30pm
Friday 9am—5.30pm
Saturday 9am—1.00pm

The particulars and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

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

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

New Instruction



Kenton, Nr Debenham

A fine Grade II Listed Georgian fronted six bedroom farmhouse with additional Suffolk barn, set in gardens of 1¾ acres.

Hallway, sitting room, drawing room, kitchen and dining room, study, boot room, utility room and shower room. Four first floor bedrooms, en-suite bathroom and bathroom. Two second floor bedrooms. Thatched Suffolk barn with planning permission to be used as a home office. Grounds extending to 1.7 acres.

£740,000

Ref: 4984/C

New Instruction



Saxmundham

A spacious detached bungalow situated in grounds of an acre, in a secluded setting within the heart of Saxmundham & with delightful views of the adjacent countryside.

Hallway, kitchen/breakfast room, utility room, dining room, sitting room/library, drawing room and study. Four bedrooms and three bath/shower rooms. Beautiful mature gardens and grounds extending to approximately an acre.

£725,000

Ref: 5306/C

New Instruction



Brandeston, Nr Framlingham

A charming three bedroom cottage with delightful gardens, set along a no-through road in the pretty and popular village of Brandeston.

Entrance porch, entrance hall, sitting room, conservatory, dining room, kitchen/breakfast room, utility room and cloakroom. Three bedrooms and bathroom. Garage and parking. Well stocked mature gardens.

£385,000

Ref: 5308/J

New Instruction



Brundish, Nr Framlingham

A detached cottage standing in a lovely position off a small country lane, with gardens of over ½ an acre. Porch, hallway, sitting room, dining room, kitchen/breakfast room, utility room and cloakroom. Three first floor bedrooms and bathroom. Ample parking, double garage, outbuildings and gardens of 0.6 acres.

£375,000

Ref: 5304/C

New Instruction



Ashfield cum Thorpe, Nr Debenham

A three bedroom semi-detached cottage, in the centre of the pretty and popular village of Ashfield, with delightful gardens overlooking surrounding countryside.

Entrance hall, sitting room, dining room, snug, kitchen/breakfast room, utility room, cloakroom, boot room and conservatory. Three bedrooms and family bathroom. Parking for several vehicles. Timber garage and summer house. Delightful gardens and patio area overlooking the surrounding countryside.

£300,000

Ref: 5305/W

New Instruction



Framlingham

A three bedroom semi-detached house on the popular Haynings Mill development on the outskirts of Framlingham.

Entrance hall, sitting room, kitchen/dining room and cloakroom. Three bedrooms, en-suite shower room and bathroom on the first floor. Single detached garage. Small garden to the front, and rear garden with decked area.

£287,500

Ref: 5282/W

New Instruction



Wickham Market

A most attractive and spacious two bedroom terrace cottage, situated close to the centre of the popular, well served village of **Wickham Market**.

Entrance hall, sitting room, dining room and kitchen. Two bedrooms and bathrooms on the first floor. Small garden to the front and long, narrow garden to the rear.

£175,000

Ref: 5307/W

New Price



Hacheston, Nr Framlingham

An extensive 5 bedroom detached Edwardian house located within the convenient village of Hacheston. Hallway, downstairs cloakroom, kitchen, dining room, spacious conservatory, sitting room, drawing room, sunroom and snug with study area. Master bedroom with en-suite bathroom. Four further first floor bedrooms and bathroom. Attic bedroom/playroom. Large double garage with store above. Parking and garden.

£449,000

Ref: 5194/C

Back on the Market



Lower Hacheston, Nr Wickham Market

A charming three bedroom period cottage, beautifully renovated and presented, situated in an idyllic and convenient position between Woodbridge and Framlingham.

Entrance lobby, impressive 16' beamed sitting room with attractive inglenook fireplace, separate dining room, kitchen and utility cupboard. Three bedrooms and bathroom on the first floor. Excellent brick and timber outbuildings with power. Immaculately landscaped and large secluded garden to the rear. Extensive parking and potential for garaging (subject to planning)

£275,000

Ref: 5295/W

Back on the Market



Framlingham

A new three double bedroom mid terraced property located off Victoria Mill Road within walking distance of the centre of Framlingham.

Sitting room, kitchen/dining room and cloakroom. Three double bedrooms and bathroom. Parking space. Enclosed rear garden.

£220,000

Ref: 5150/C



Framlingham

A newly built terraced property located off Victoria Mill Road within walking distance of the centre of Framlingham.

Cloakroom, 22'5 x 11'1 sitting room, and kitchen/dining room. Three first floor bedrooms and bathroom. Two car parking spaces. Pretty rear garden.

£220,000

Ref: 5150/C



Property Auction

Thursday 21st May at 6.30pm

At Seckford Hall Hotel, Nr Woodbridge



Swilland

2.11 acres (0.85 hectares) of amenity land.

Ref: C1332/Ch

Guide Price £25,000



Dallinghoo

2.9 acre block of amenity land.

Ref: 5266A/C

Guide Price £40,000



Farnham

A prominent freehold commercial property.

Ref: 5256/J

Guide Price £59,500



Woodbridge

A two bedroom semi-detached house requiring complete renovation.

Ref: 5254/J

Guide Price £100,000



Earl Soham

Rural building plot of approximately 0.65 acres with planning permission for 2 houses.

Ref: 5290/J

Guide Price £200,000



Worlingworth

A dilapidated farmhouse, used as two dwellings.

Ref: 5290/C

Guide Price £250,000



Darsham

A detached three bedroom cottage in need of refurbishment.

Ref: 5269/W

Guide Price £260,000



Dallinghoo

A superb 3.8 acre site with planning permission for a new house.

Ref: 5266/C

Guide Price £350,000

Catalogue and full particulars available via post or email