

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date: 26th April 2017

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



Location: Sproughton

Ref: 5697/J

A stunning Grade II Listed former rectory, located in the centre of the village and extending to nearly 7,000 square feet in all, with outbuildings and landscaped gardens of over an acre.

See page 2

Guide Price: £1,395,000

OPENING HOURS

Monday	9am - 5.30pm	Thursday	9am - 5.30pm
Tuesday	9am - 5.30pm	Friday	9am - 5.30pm
Wednesday	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.

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New Instructions



Sproughton, Nr Ipswich

A stunning Grade II Listed former rectory, located in the centre of the village and extending to nearly 7,000 square feet in all, with outbuildings and landscaped gardens of over an acre.

Currently sub-divided to provide four separate dwellings, three of which generate an income of £24,000 per annum, but with scope to be converted back to a single principal dwelling. Excellent range of outbuildings that also have potential for alternative uses, subject to the necessary consents, together with landscaped gardens and grounds extending to approximately 1.2 acres in all.

£1,395,000

Ref: 5697/J

New Instructions



Bromeswell, Nr Woodbridge

An individual, detached four bedroom house, standing in a wonderful location with mature gardens and woodland, extending to 1½ acres, within the village of Bromeswell, 3 miles from Woodbridge.

Reception hall, sitting room, dining room, study, kitchen, utility room, two cloakrooms, two ground floor bedrooms, a bathroom and en-suite shower room. Two first floor double bedrooms, one with balcony, and a shower room.

Ample parking. Attractive gardens with garaging and other outbuildings. Woodland. In all about 1.5 acres.

£650,000

Ref: 5723/C

New Instructions



Saxtead, Nr Framlingham

A stylish & contemporary, recently renovated, single-storey dwelling with superb open plan kitchen/dining room, standing in mature grounds of an acre on Saxtead Green, just 1½ miles from Framlingham. 24' x 20' open plan kitchen/dining room, 23' x 18' sitting room, utility room and cloakroom. Bedroom one with en-suite shower room, four further bedrooms and a family bathroom. Triple garage and store. Mature gardens of an acre.

£650,000

Ref: 5734/C

New Instructions



Elmsett, Nr Bury St Edmunds

A most attractive former farmhouse standing in a lovely rural position adjacent to the village church, within the Parish of Elmsett.

21'2 x 17'6 drawing room, kitchen with Aga, dining room, utility room and cloakroom. Three first floor bedrooms and bathroom. Second floor bedroom with en-suite dressing/bathroom. Beautiful grounds extending to about an acre, including a garage and useful further outbuildings.

£550,000

Ref: 5291/C



Old Newton, Nr Stowmarket

A pretty two bedroom detached cottage with one bedroom annexe, situated in a pleasant rural location within landscaped gardens of over a third of an acre.

Cottage with downstairs shower room, kitchen and sitting/dining room. Two first floor bedrooms. Annexe with bedroom and cloakroom. Off-road parking for a number of vehicles. Garage. Lovely gardens of 0.38 acres, adjacent to open fields.

£340,000

Ref: 5735/C

New Instructions



Kettleburgh, Nr Framlingham

A Victorian red brick two bedroom end of terrace cottage, located in the pretty and popular village of Kettleburgh. Sitting room/dining room, kitchen and rear lobby/study/breakfast room. Two bedrooms and bathroom on the first floor. Pretty garden to the rear. Oil fired central heating. No forward chain.

£185,000

Ref: 5731/W



Wickham Market

A pretty Victorian two bedroom mid-terraced cottage, tucked away close to the Church, requiring some updating. Sitting room and kitchen with pantry. Two bedrooms and shower room. Garden to front and rear. Outbuildings.

£185,000

Ref: 5725/W

New Prices



Framlingham

A prime town centre development site with planning permission for the conversion of the former White Horse public house into two separate dwellings & the construction of three new houses on a site extending to nearly half an acre in all. Planning permission and Listed Building Consent have been granted for the conversion of The White Horse and outbuildings to provide two separate dwellings, together with the construction of three new houses on a site extending to just under half an acre (0.2 hectares) in all.

£750,000

Ref: 5633/J



Framlingham

A refurbished two bedroom detached bungalow in the popular and sought after town of Framlingham, with garage and parking.

Entrance hall, sitting/dining room, kitchen and lean-to conservatory. Two bedrooms and shower room
Gardens to front and rear. Single garage and parking.

£235,000

Ref: 5656/W

Mixed Use Investment - For Sale



Wickham Market

A rare and exciting opportunity to purchase a mixed use investment in the centre of Wickham Market, comprising the renowned butchers, E W Revett & Son, incorporating a bakery & wine shop, together with a two bed house and flat. Currently generating £39,000 per annum and comprising the butchers & bakery premises with open plan retailing area, cutting room and preparation area, together with staff room and storage on the first floor. Wine shop and range of outbuildings including former garage, stores and cold stores. 85 High Street - comprising a two bedroom end of terrace house with rear garden. 81 High Street - a first floor flat comprising a sitting/dining room, kitchen, bedroom and bathroom. Enclosed courtyard and parking.

£525,000

Ref: 5721/J

Commercial Premises - To Let



Melton, Nr Woodbridge

A modern business premises, which is currently being utilised as offices, in an accessible location on the outskirts of Woodbridge.

A purpose built business premises with car parking facilities, currently providing offices with an approximate net internal floor area of 1,658 square feet (154 sqm) with kitchenette and WC facilities.

£16,500 PAX

Ref: 5712/J