

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date 1st May 2025

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



Bromeswell,  
Nr Woodbridge

Ref: 7586/J

*A stunning family home of nearly 3,500 sq ft, with gardens and grounds of over 1½ acres, close to the River Deben on the edge of Woodbridge.*

*See page 2*

*Guide Price £1,450,000*

## OPENING HOURS

Monday	9am - 5pm	Thursday	9am - 5pm
Tuesday	9am - 5pm	Friday	9am - 5pm
Wednesday	9am - 5pm	Saturday	9am - 1pm

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



## Bromeswell, Nr Woodbridge

A stunning family home of nearly 3,500 sq ft, with gardens and grounds of over 1½ acres, close to the River Deben on the edge of Woodbridge.

Entrance hall, sitting room, kitchen/dining room, playroom and snug/garden room and cloakroom. Three ground floor double bedrooms and bathroom. Principal bedroom with dressing room and en-suite bathroom, two further double bedrooms and shower room. Generous shingled driveway. Double garage with studio/office above. Stable block with potential for alternative uses. Landscaped gardens and grounds extending to approximately 1.61 acres (0.65 hectares).

EPC = D

£1,450,000

Ref: 7586/J

# *New Instruction*



## **Spexhall, Nr Halesworth**

A six bedroom detached Hall in an idyllic location, standing within moated grounds of nearly 5 acres, just 2 miles from Halesworth.

Reception hall, drawing room, sitting room, study, dining room, kitchen, utility room, cloakroom and cellar. Six bedrooms, en-suite bathroom, family bathroom and shower room. Attic rooms. Requiring renovation. Moated gardens and grounds extending to 4.8 acres along with garaging, barns and other outbuildings.

*EPC = G*

£850,000

Ref: 7547/C

# New Instruction



## Stonham Aspal, Nr Stowmarket

A wonderful, Grade II Listed thatched farmhouse sitting in grounds of just over 3.5 acres sts. on the outskirts of Stonham Aspal.

Entrance hall, sitting room, dining room, breakfast room, kitchen, utility/boot room and two cloakrooms. Four double bedrooms, en-suite WC, bathroom and separate WC. Attic bedroom with en-suite WC and two attic store rooms. Triple bay garage with independent storage above and ample parking. Formal gardens with three ponds, one of which is a 'treatment pond'. Grounds of, in all, approximately 3.56 acres.

*EPC = Exempt*

£825,000

# New Instruction



## Saxmundham

A modern four bedroom detached family home, located on the popular Brook Farm development in Saxmundham, a short drive from the Heritage Coast.

Entrance hall, sitting room, dining room, conservatory, kitchen, cloakroom and study. Principal bedroom with en-suite shower, guest bedroom with en-suite shower, two further bedrooms and a family bathroom. Immaculate gardens to front and rear. Tandem garage and parking for three vehicles.

*EPC = C*

£350,000

Ref: 7613/B

# New Instructions



## Darsham, Nr Heritage Coast

A farmhouse along with a barn that has permission to be converted to a dwelling, available as a whole or in two lots.

**Lymballs Farmhouse** - a house requiring full refurbishment or with scope to be re-built, currently with sitting room, dining room, kitchen, breakfast room, utility room and downstairs wet room. Four first floor bedrooms and bathroom. Part moated grounds in all extending to 1.25 acres. **£325,000**

**Lymballs Farm Barn** A historic brick and timber framed Suffolk barn with planning permission to be converted to a single dwelling comprising kitchen/dining room, plant room, utility room, sitting room, study, tv room, four bedrooms, two bathrooms, dressing room and an en-suite. Cartlodge and workshop. Nissen huts. Courtyard and meadow in all extending to 2 acres. **£350,000**

EPC = G Farmhouse

Ref: 7542/C

# New Instruction



## Yoxford

A charming two-bedroom first floor apartment located in the popular village of Yoxford, just a short drive from the Heritage Coast at Dunwich.

Communal entrance, landing, sitting room/occasional bedroom two, dining room, shower room and kitchen. Second floor double bedroom. Communal gardens to the rear. On-street parking. **No onward chain.**

*EPC = E*

£165,000 Leasehold

Ref: 7605/B

# Back on the Market



## Yoxford, Nr Heritage Coast

A detached three bedroom cottage requiring general updating, that occupies a site of over a third of an acre in the village of Yoxford, close to the Heritage Coast.

Sitting room, dining room, kitchen, study area, cloakroom and rear hall. Three bedrooms and bathroom. Garage and wooden cabin. Generous driveway. Mature and established gardens and grounds of approximately 0.35 acres (0.14 hectares).

*EPC = G*

£375,000

Ref: 7467J



# Back on the Market



## Kettleburgh, Nr Framlingham

A period three bedroom cottage situated in an idyllic location within the village of Kettleburgh.

Kitchen/breakfast room, dining room and sitting room. Bedroom one with en-suite shower room, two further bedrooms and shower room. Front garden and rear gardens. Triple bay cart lodge plus visitors parking.

*EPC = C*

£365,000

Ref: 7420/C

# Back on the Market



## Debenham

A handsome, two-bedroom, semi-detached Victorian cottage with enclosed garden to rear & outstanding views across countryside.

Entrance hall/study area, kitchen/dining room and sitting room. Two first floor double bedrooms and family bathroom. Pretty cottage-style garden. Rural views to rear. No onward chain.

*EPC = F*

£150,000

Ref: 7092/B

# New Price



## Woodbridge

A spacious 1980s five bedroom family house offering over 2,000 sq ft of accommodation, on the western edge of Woodbridge.

Entrance hall, 17' sitting room, 14' dining room, kitchen, utility room and cloakroom. Principal bedroom with ensuite shower room, four further double bedrooms and family bathroom. Driveway and integral single garage. Good size gardens to the sides and rear.

*EPC = D*

£695,000

Ref: 7557/J

# New Price



## Laxfield

A four bedroom thatched period cottage with grounds of over half an acre situated in a rural location within the parish of Laxfield.

Reception hall/snug, shower room, kitchen/breakfast room, larder, utility room, rear hall/boot room, dining room and sitting room. Four first floor bedrooms and bathroom. Attic space. Off road parking. Double garage with studio above. Mature grounds of approximately 0.6 acres.

*EPC = N/A*

£595,000

Ref: 7449/C

# New Price



## Laxfield, Nr Framlingham

A detached red brick period cottage situated in a stunning, standalone position between Laxfield, Badingham and Dennington.

Kitchen/dining room/sitting room, fitness studio/bedroom four, utility room/wet room with sauna. Three first floor bedrooms, bathroom and shower room. Off-road parking, double garage and store. Gardens and grounds extending to approximately 0.43 acres.

*EPC = D*

£595,000

Ref: 7507/C

# New Price



## Framlingham

A stunning new three bedroom detached house, forming part of The Langshaw - an exclusive new development of just 9 bespoke properties, by the award winning local developer, Landex New Homes, just a short distance from the centre of the desirable market town of Framlingham.

Entrance hall, 17' living room, kitchen/dining room, garden room, utility room and cloakroom. Master bedroom with en-suite shower room and built-in wardrobes, two further double bedrooms, bathroom and landing storage. Garage, parking and garden.

EPC = B (predicted)  
£550,000

Ref: 7129/1/J

# New Prices



## Old Martlesham

A four bedroom family home, forming part of the popular and established Viking Heights area off School Lane in Old Martlesham.

Entrance lobby, entrance hall, 20' sitting room, 12' dining room/playroom, 14' kitchen and cloak/shower room. Four bedrooms and family bathroom. Garage and block paved driveway. Established gardens to the front and rear.

**No Forward Chain**

*EPC = D*

£470,000

Ref: 7554/J



## Framlingham

A detached three bedroom bungalow, located just a short walk from all the amenities of Framlingham.

Entrance, open plan kitchen/sitting/dining room, three-bedrooms and family bathroom.

Single garage, off-road parking and garden.

*EPC = D*

£339,500

Ref: 7479/C

# New Prices



## Kettleburgh, Nr Framlingham

A two bedroom semi-detached period thatched cottage, situated in an idyllic rural position.

Kitchen/dining room, sitting room, cloakroom and conservatory. Bedroom one with en-suite shower room. Further bedroom and Shower room. Front and rear garden. Allocated parking as well as visitors parking.

*EPC = D*

£292,500

Ref: 7474/C



## Knodishall, Nr Heritage Coast

A three bedroom detached bungalow set in the heart of Knodishall, within walking distance of the pub and shop, and 2.5 miles from the sea at Thorpeness.

Hallway, sitting room, kitchen/dining room, garden room, cloakroom, three bedrooms and bathroom. Front and rear gardens, extending in all to 0.1 acres. Off-road parking space and integral garage.

*EPC = D*

£290,000

Ref: 7504/C