

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date 11th September 2025

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



Laxfield, Nr Framlingham

Ref: P7706/C

A beautifully refurbished eight bedroom farmhouse set in a stand-alone position with grounds extending to 8.5 acres, just a mile from the village of Laxfield.

See page 2

Guide Price £1,350,000

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.

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New Instruction



Laxfield, Nr Framlingham

A beautifully refurbished eight bedroom farmhouse set in a stand-alone position with grounds extending to 8.5 acres, just a mile from the village of Laxfield.

Hallway, drawing room, sitting room, dining room, study, kitchen/breakfast room, pantry, utility room and cloakroom. Four first floor double bedrooms, bathroom and shower room. Four attic bedrooms. Delightful gardens with mature trees, pond, swimming pool and open-fronted pool house. Substantial brick outbuildings including stables, stores and cartlodges. Former annexe which permission to be converted to three holiday units.

Fenced meadow. In all, 8.5 acres.

EPC = Exempt as Listed

£1,350,000

Ref: P7706/C

New Instruction



Blaxhall, Nr Snape

A detached period property and beautiful landscaped gardens, benefitting from an annexe, situated in a delightful rural location, within walking distance of the village pub.

Hall, garden room, kitchen/breakfast room, sitting room, drawing/dining room, utility room and cloakroom. Principal bedroom with en-suite shower room, two further double bedrooms and bathroom. Annexe with kitchen, sitting/dining room, bedroom and bathroom. Integrated garage along with further garaging/stores and off-road parking. Landscaped garden with additional vegetable garden, greenhouse, potting shed and stores. In all, approximately one third of an acre.

EPC = Cottage; E - Annexe; E

£875,000

Ref: P7712/C

New Instruction



Hollesley, Nr Woodbridge

A well appointed and spacious four/five bedroom chalet house with an income producing holiday let, offering flexible accommodation with gardens of half an acre on the edge of the rural village of Hollesley.

Reception hall, sitting room, kitchen/dining room, media room, garden room and utility/cloakroom. Principal ground floor bedroom with dressing area and en-suite wet room and guest double bedroom with en-suite bathroom. Two first floor double bedrooms and shower room. Successful income producing one bedroom studio holiday let. Triple cartlodge and large shingled driveway. Range of useful outbuildings including a sauna with shower and WC. Landscaped gardens and grounds of approximately half an acre.

EPC = C

£750,000

Ref: P7707/J

New Instruction



Easton, Nr Framlingham

A four bedroom detached house dating from the 1970s with gardens and parkland extending to 6.5 acres within the village of Easton, a short walk from the pub.

Hallway, sitting room, kitchen, dining room, study and downstairs shower room. Four first floor bedrooms and bathroom. Off-road parking, garage, carport, and southwest facing garden leading to a meadow that in all extends to 6.5 acres. Stables, substantial outbuilding, workshop, greenhouse and potting shed.

EPC = C

£695,000

Ref: P7698/C

New Instruction



Dennington, Nr Framlingham

An impressive four bedroom house, that has been sympathetically renovated and extended in recent years, with delightful grounds of approximately a third of an acre, set in a rural location close to the popular village of Dennington.

Oak framed entrance porch, entrance hall, open plan kitchen/dining/family room, sitting room, boot room/utility, study and cloakroom. Principal bedroom with dressing room, en-suite shower room & balcony, three further bedrooms and bathroom. Landscaped gardens and grounds extending to approximately 0.32 acres (0.13 hectares).
EPC = D

£575,000

Ref: P7717/J

New Instruction



Debach, Nr Woodbridge - Building Plot



A residential development site of nearly 2.30 acres with outline planning permission for the erection of three large detached dwellings, on the edge of Debach, near Woodbridge.

Outline Planning Permission was granted by East Suffolk Council on 20th November 2024 for the construction of three detached houses on a site that extends to approximately 2.30 acres (0.93 ha) in all.

£450,000

Ref: DG023(B)/T

New Instructions



Easton, Nr Framlingham

A three bedroom attached cottage requiring some renovation, set in the centre of the village, a short walk from the pub.

Hallway, dining room, kitchen, sitting room and cloakroom. Three first floor bedrooms and bathroom. Front and rear gardens, workshop, outbuilding and parking. In all, 0.14 acres.

EPC = E

£295,000

Ref: P7699/L/C



Easton, Nr Framlingham

A delightful attached cottage set in the heart of the village of Easton, within a short walk from the White Horse.

Sitting room, kitchen/dining room, cloakroom. Two first floor double bedrooms, dressing room and bathroom. Front and side gardens, outbuilding and parking. In all, 0.11 acres.

EPC = E

£285,000

Ref: P7699/C/C

New Instructions



Easton, Nr Framlingham

A three bedroom red brick attached cottage situated in a tucked away position within a short stroll of Easton White Horse.

Hallway, kitchen, downstairs shower room and sitting room. Three first floor bedrooms and bathroom.

Off-road parking space with room to create additional parking. Mature grounds extending in all to approximately 0.2 acres.

EPC = E

£275,000

Ref: P7699/S/C



Orford, Heritage Coast

A modern three bedroom end of terrace family home located in the popular Heritage coastal village of Orford.

Sitting room, kitchen, dining room, utility room and downstairs cloakroom. Three first floor bedrooms and family bath and shower room. Enclosed garden to rear. Off-road parking for two vehicles to the front of the property.

No onward chain.

EPC = D

£269,500

Ref: P7715/B

For Sale By Online Auction



Yoxford, Heritage Coast

A red brick chalet bungalow, with views towards meadows and woodland, situated just outside Yoxford and 5 miles from the beach at Dunwich.

Hallway, sitting room, dining room, sunroom, kitchen, utility room, four bedrooms, bathroom and cloakroom. Off-road parking, outbuildings and grounds extending to approximately 0.6 acres.

EPC = E

For Sale by Online Auction - 9th October 2025

£325,000

Ref: P7681/C



Leiston

A three bedroom semi-detached former local authority house of non-standard Orlit construction close to the centre of the amenities of the town of Leiston.

Entrance hall, sitting/dining room, kitchen, three first floor bedrooms and a family bathroom. Enclosed gardens to front and rear. Allocated parking—Flagship to confirm **No onward chain.**

EPC = C

For Sale By Timed Online Auction - 30th September 2025

£100,000

Ref: P7666/B

New Prices

No. 7



No. 1



No. 8



No. 4



Pipers Court, Worlingworth, Woodbridge, Suffolk, IP13 7FF

No. 1 - Hall, cloakroom, kitchen/dining room & sitting room. Bedroom one with en-suite shower room, two further double bedrooms & bathroom. Large single garage. Off road parking for at least two vehicles. EV charging point. £405,000

No. 4 - Reception hall, cloakroom, sitting room and kitchen/dining room. Two first floor spacious double bedrooms and bathroom. Large single garage and off road parking. Front and rear gardens. EV charging point. £292,500

No. 7 - Reception hall, cloakroom, sitting room, kitchen/dining room, utility room and study. Bedroom one with en-suite shower room, three further double bedrooms and family bathroom. Double garage. Off road parking. Large rear garden. EV charging point. £545,000

No. 8 - Reception hall, cloakroom, kitchen/dining room and sitting room. Bedroom one with en-suite shower room, two further double bedrooms and bathroom. Double garage. Off road parking for at least two vehicles. EV charging point. £405,000

EPC = B

Ref: 7425/C

New Prices



Debenham

A stunning, new, four bedroom detached house with good size rear garden, forming part of this exclusive new development, just a short distance from the centre of the desirable village of Debenham.

Entrance hall, living room with French doors opening onto the rear garden, kitchen/dining room, family room, utility room and cloakroom. Master bedroom with en-suite shower room, three further bedrooms and bathroom. Detached double garage and driveway. Large rear garden. **Ready to move into!**

EPC = TBA

£699,950

Ref: P6631/J



Framlingham

A handsome, well presented, detached period house with off road parking, situated in the centre of Framlingham.

Hallway, kitchen/dining room, sitting room, study, cloakroom, utility room and cellar. Bedroom one with en-suite bathroom, three further bedrooms and bathroom. Off-road parking. Front and rear low maintenance gardens.

EPC = D

OIEO £550,000

Ref: P7636/C

New Prices



Framlingham

A two bedroom linked detached bungalow with pretty gardens and off road parking, situated on Danforth Drive, Framlingham.

Hallway, sitting/dining room, kitchen, two bedrooms and bathroom. Off road parking for two vehicles. Single garage. Front and rear gardens.

EPC = D

£272,500

Ref: P7643/J



Debenham

A well presented two bedroom mid-terrace period cottage, with off road parking and cottage style gardens to rear, located centrally within the village of Debenham.

Entrance hall, sitting room, kitchen/breakfast room and downstairs cloakroom. Two first floor double bedrooms and bathroom. Cottage style gardens to rear. Off-road parking for two vehicles at the front.

EPC = E

£235,000

Ref: P7526/

Back on the Market



Halesworth

A two bedroom bungalow on this stunning new development of just 4 bungalows by Beaulieu Homes, just a short walk from the centre of the desirable market town of Halesworth.

Entrance hall, living/dining room/kitchen and utility room. Principal bedroom with en-suite shower room, bedroom 2 and bathroom. Large rear garden. Garage and parking spaces.

EPC = C

£435,000

Ref: P7308/J



Framlingham

A spacious two bedroom detached home overlooking a pretty garden situated on Danforth Drive, Framlingham.

Entrance hallway, sitting/dining room, study, kitchen, conservatory and downstairs cloakroom. Two first floor bedrooms, large storeroom and bathroom. Garage. Front and rear gardens.

EPC = C

£275,000

Ref: P7658/C