

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date 12th June 2025

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



Little Blakenham

Ref: 7608/J

An individual, architect-designed newly built house, offering nearly 3,230 sq ft of accommodation and which has been constructed to the highest level of specification resulting in a truly unique and beautiful home .

See page 2

Guide Price £1,100,000

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



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New Instruction



Little Blakenham, Nr Ipswich

An individual, architect-designed newly built house, offering nearly 3,230 sq ft of accommodation and which has been constructed to the highest level of specification resulting in a truly unique and beautiful home benefitting from a south facing rear garden, with magnificent views across open pastureland and located on the edge of the village of Little Blakenham.

Generous entrance hall, living room, study/bedroom 5, kitchen/dining room with pantry, utility room with plant room, shower room, ground floor bedroom 1 with en-suite bathroom. Galleried landing, bedroom 2 with en-suite bathroom, two further double bedrooms, shower room and store. Double cartlodge. Block paved driveway offering ample parking. South facing garden with patio. In all, the gardens and grounds extends to approximately 0.4 acres (sts).

EPC = A (predicted)
£1,100,000

Ref: 7608/J

New Instruction



Occold, Nr Eye

A modern, extended and well presented four bedroom detached family home in the village of Occold, near Eye.

Entrance hall, sitting room, family room, extended kitchen/living/dining room and cloakroom. Principal bedroom with en-suite shower room. Three further double bedrooms and family bathroom. Generous garden to the rear with far reaching rural views. Home office. Off-road parking for two vehicles.

EPC - D

£415,000

Ref: 7639/B

New Instructions



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. Front and rear gardens.

EPC = D

£280,000

Ref: 7643/C



Darsham, Nr Heritage Coast

A three bedroom, semi-detached chalet style dwelling located in the Suffolk village of Darsham, a short drive from the Heritage Coast at Dunwich.

Entrance hall, kitchen, sitting/dining room, ground floor bedroom/office, rear hall and ground floor wet room. Two first floor double bedrooms. Generous gardens to front and rear. Ample off-road parking for two to three vehicles.

EPC = F

£200,000

Ref: 7630/B

For Sale By Online Auction



Dallinghoo, Nr Wickham Market

For Sale By Timed Online Auction - 25th June 2025

A three bedroom semi-detached former local authority house, located in the semi-rural village of Dallinghoo, Nr Woodbridge.

Entrance hall, sitting/dining room and kitchen. Three first floor bedrooms and a family bathroom. Garden to the front and generous garden to the rear. Driveway providing off-road parking. **No onward chain.**

EPC = D

OIEO £125,000

Ref: 7509/B

Formal Tender



Bury St Edmunds

A rare opportunity to acquire an outbuilding and yard, located in Bury St Edmunds Town Centre.

Outbuilding and yard centrally located within the town of Bury St Edmunds. Potential development opportunity, subject to planning.

For Sale by Formal Tender by 12 noon on Friday 27th June 2025.

£100,000

Ref: B214/JG

New Price



Rishangles, Nr Eye

An exceptionally well presented, four bedroom, detached period cottage set in grounds extending to approximately a third of an acre, in a rural location within the village of Rishangles.

Entrance hall, kitchen, garden room, sitting room, snug, office/bedroom four, ground floor bedroom three with en-suite shower room and bathroom. Two first floor bedrooms, dressing room, family shower room and en-suite cloakroom to bedroom one. Range of outbuildings including a 24' red brick studio with kitchenette and cloakroom. Double garage and timber store. Enclosed gardens of approximately one third of an acre.

EPC = C

£695,000

Ref: 7565/B

Back on the Market



Cretingham, Nr Framlingham

A very special, period farmhouse, with consent to be extended, along with a fabulous independent lodge, with possibly one of the finest views in Suffolk.

The farmhouse and the lodge stand in over 2.6 acres.

There is planning consent in place to extend the main house by a further 84 sq m (904 sq ft).

Further 2.6 acres available by negotiation.

EPC = N/A (Listed)

£1,050,000

Ref: 7362/C

Back on the Market



Benhall Green, Nr the Heritage Coast

A detached house which has been fully renovated in a stylish, contemporary fashion, standing in a lovely position within the heart of Benhall Green.

Hallway, kitchen/dining room, sitting room. Ground floor bedroom and bathroom. Three first floor double bedrooms and shower room. Off road parking and garage. Front garden with raised flower beds. Landscaped rear garden with decking, lawn, summer house and shed.

EPC = B

£550,000

Ref: 7390/C



Halesworth - Town Centre

A two bedroom bungalow on this stunning new development of just four bungalows by Beaul 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 (predicted)

£435,000

Ref: 7308/J