

## Property Update

Date 12th March 2025

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



Woodbridge

Ref: 7557/J

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

*See page 2*

*Guide Price £750,000*

### 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



## 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*

£750,000

Ref: 7557/J

# New Instruction



## Swilland, Nr Ipswich

An exceptionally spacious, three bedroom detached bungalow with an adjoining two bedroom annexe, within the rural village of Swilland. Grounds extending to .57 acres STS.

**Main Bungalow** - Reception hall, large sitting room, dining room, conservatory, kitchen, utility and wet room. Three large double bedrooms.

**Annexe** - Entrance hall, sitting room, kitchen, two double bedrooms, shower room and bathroom. Generous plot with rural aspects over farmland. Ample off-road parking for several vehicles. Grounds extending to .57 acres STS. *EPC = D*

£685,000

Ref: 7523/B

# New Instruction



## Stradbroke, Nr Eye

A three bedroom detached house built to the highest of standards, situated within walking distance of all that Stradbroke has to offer.

Hallway, kitchen/dining room, sitting room, utility room and downstairs shower room. Bedroom one with en-suite shower room. Two further bedrooms and bathroom. Off-road parking for three vehicles. Garage/hobby room. South facing landscaped garden with decking and veranda. Hot tub. Garden shed.

EPC = C

£525,000

Ref: 7466/C

# New Instruction



## Hacheston, Nr Framlingham

A detached, period thatched cottage, situated within the centre of Hacheston, between Framlingham and Wickham Market.

Drawing room, dining room, kitchen, utility room, downstairs shower room, conservatory, snug, study and sitting room/ground floor bedroom with en-suite bathroom. Four first floor bedrooms and bathroom. Ample off-road parking, double garage. Attractive, mature grounds of one third of an acre.

*EPC = Exempt as Listed*

£450,000

Ref: 7280/C

# *New Instruction*



## **Pinn Mill, Nr Ipswich**

An extended period cottage with outstanding views of the River Orwell and within a short walk of the popular Pin Mill pub, the Butt & Oyster.

Reception hall, sitting room, dining room, breakfast room and kitchen. Three first floor bedrooms and bathroom. Front and rear gardens. Additional area of land that includes a garage.

EPC = E

£450,000

Ref: 7551/C

## *New Instruction*



### Wickham Market

A mid terrace, two bedroom period cottage, situated close to the centre of the popular village of Wickham Market.

Sitting room and kitchen. Double bedroom, single bedroom and bathroom. Courtyard garden and store building. On-street parking.

*EPC = F*

£185,000

Ref: 7555/J

## *New Instruction - Commercial*



### Woodbridge

**For Sale By Informal Tender** - A community use building of 135sqm (1,500sq.ft) facing the River Deben in the proximity of Woodbridge Tide Mill and Quay.

Offering two spacious studio/halls and ancillary accommodation, storage and courtyard garden. Offers invited on the basis that the property be developed and used to provide positive social impact within the local community. Vacant possession upon completion.

*EPC = D (79)*

£75,000

Ref: B240A

## *New Price*



### **Monk Soham, Nr Framlingham**

A four bedroom red brick detached house standing in a superb position with grounds of over half an acre, with undulating field views, within the parish of Monk Soham, between Debenham and Framlingham.

Hallway, sitting room, family room, kitchen, dining room, utility room, laundry room and cloakroom. Four first floor bedrooms, bathroom and shower room. Ample off-road parking, store building, summerhouse, studio and workshop.

*EPC = E*  
£695,000

Ref: 7486/C

## *New Price*



### **Fressingfield**

A four bedroom detached house, presented to a particularly high standard, situated close to the centre of the popular village of Fressingfield.

Hallway, cloakroom, kitchen/breakfast room, dining room and sitting room. Bedroom One with en-suite shower room. Three further bedrooms and bathroom. Off-road parking and garage. Well maintained, private gardens.

*EPC = C*

OIEO £475,000

Ref: 7428/C



## New Price



### Framsdon

A detached three bedroom period cottage situated in an idyllic location along a small country lane, between the villages of Framsdon and Otley.

Kitchen/dining room, sitting room, study and bathroom. Three first floor double bedrooms. Off-road parking. Gardens including domestic outbuildings, extending to just over half an acre.

*EPC = Exempt as Listed*

£450,000

Ref: 7286/C

## New Price



### Framlingham, Nr Woodbridge

A recently refurbished, 1930s, three bedroom detached bungalow located just a short walk from the amenities of Framlingham.

Entrance hall, sitting room, kitchen/breakfast room, three bedrooms and bathroom. Enclosed gardens to front and rear. Timber garage and driveway providing off-road parking.

*EPC = D*

£390,000

Ref: 7476/B

## New Price



### 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. **No onward chain.**

EPC = E  
£260,000

Ref: 7526/B

## New Price



### Dallinghoo, Nr Woodbridge

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.

EPC = D  
OIEO £160,000

Ref: 7509/B

# Back on the Market



## Framlingham, Nr Woodbridge

A five bedroom period house on the outskirts of Framlingham, with gardens and ground extending to approximately 2.5 acres.

Kitchen, utility room, cloakroom, dining room, sitting room and drawing room. Three first floor bedrooms, bathroom and shower room. Two second floor bedrooms and cloakroom. Suffolk barn. Four open fronted cartlodes/garages. Pole Barn.

*EPC = Exempt as Listed*

£850,000

Ref: 7407/C

## *Back on the Market*



### **Spexhall, Nr Halesworth**

One of three highly impressive and bespoke new houses situated in a stunning rural position within the parish of Spexhall, just over two miles from Halesworth.

Entrance hall, kitchen/dining room, boot/laundry room and plant room. Sitting room, family room/downstairs bedroom five and shower room. Four first floor double bedrooms, two with en-suites and family bathroom. Large garage. Gardens.

*EPC = B*

**£850,000**

**Ref: 7342/C**

## Back on the Market



### Thorpeness, Nr Aldeburgh

A three bedroom detached house located a short stroll from the beach, the Dolphin Inn and the Meare, in the heart of Thorpeness.

Hallway, cloakroom, sitting room, conservatory, study, dining room, kitchen and utility room. Three first floor bedrooms and bathroom. Integral single garage. Parking. Rear garden.

EPC = D

£550,000

Ref: 7187/C

# For Sale by Online Auction



## Playford

A three bedroom link detached investment property standing in a lovely position along a no through lane within the village of Playford.

Hallway, sitting/dining room, kitchen, downstairs bathroom and cloakroom. Three first floor bedrooms. Front and rear gardens. The property was let on an Assured Shorthold Tenancy for a period of 20 years from 5th April 2023. EPC = F

**For Sale By Timed Online Auction - 27th March 2025**

£175,000

Ref: 7215/C



## Clopton, Nr Woodbridge

A three bedroom semi-detached former local authority house, located within the popular village of Clopton.

Entrance hall, sitting room, dining room, kitchen, ground floor bathroom, separate WC, three first floor bedrooms. Enclosed garden to front and large enclosed garden to rear. Driveway providing off-road parking for two to three vehicles. UPVC double glazing throughout and air-sourced heat pump. **No onward chain.** EPC = D

**For Sale By Timed Online Auction - 9th April 2025**

£150,000

Ref: 7545/B

# For Sale by Online Auction



## Dennington, Nr Framlingham

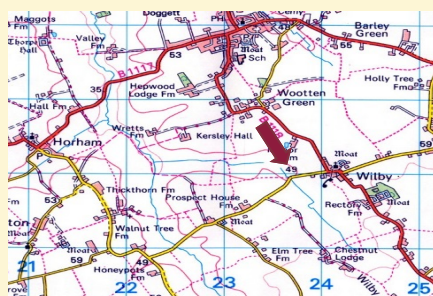
A three bedroom semi-detached former local authority house, located within the village of Dennington, opposite the primary school and within walking distance of the pub and café.

Entrance hall, sitting room, kitchen, downstairs bathroom and cloak room. Three first floor bedrooms. Large front and rear gardens with a number of useful outbuildings. On-road parking.  
EPC = E

**For Sale By Timed Online Auction - 26th March 2025**

£125,000

Ref: 7500/B



## Wilby, Nr Stradbroke

A plot of 0.2 acres with scope for development, situated in the centre of the village of Wilby, near Stradbroke.

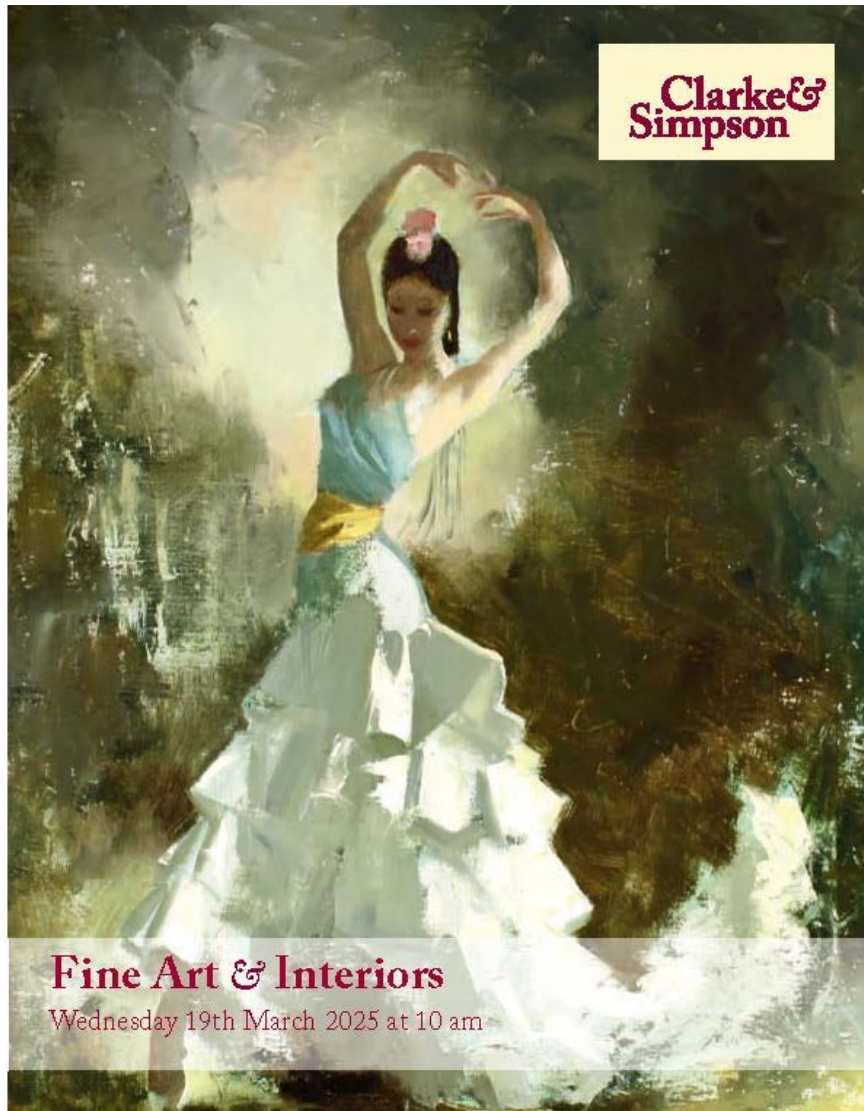
A plot of land situated in a pleasant position with a positive Pre-App in place.

**For Sale By Timed Online Auction - 10th April 2025**

£40,000

Ref: 7537/C

We are pleased to announce our first  
Fine Art & Interiors of 2025  
On Wednesday 19th March 2025



**Fine Art & Interiors**  
Wednesday 19th March 2025 at 10 am

*Available to view online & printed catalogues will also be available*

Contact Us

Clarke & Simpson  
Auction Centre  
Campsea Ashe  
IP13 0PS  
01728 746323  
auctions@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk