

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date: 13th March 2024

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



Sutton, Nr Woodbridge

Ref: 7287/C

A most impressive six bedroom detached house along with an additional garden room, standing in grounds of over three quarters of an acre, adjacent to open farmland, 5 miles from Woodbridge.

See page 2

Guide Price £875,000

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 Instruction



Sutton, Nr Woodbridge

A most impressive six bedroom detached house along with an additional garden room, standing in grounds of over three quarters of an acre, adjacent to open farmland, 5 miles from Woodbridge.

Porch, utility room, shower room, kitchen/dining room, study, sitting room, drawing room and plant room. Six first floor bedrooms, two en-suite shower rooms and family bathroom. Grounds of 0.85 acres. Ample parking.

Summerhouses and a fabulous garden room.

EPC = D

£875,000

Ref: 7287/C

New Instruction



Ufford

A well presented, three double bedroom, extended house of over 2,000 sq ft, with delightful landscaped rear garden, set along Byng Hall Road in Ufford.

Entrance hall, 20' sitting room, dining room, 23' kitchen/breakfast room, 18' conservatory, study, utility room and cloakroom. Master bedroom with dressing room and en-suite shower room, guest bedroom with en-suite bathroom, additional double bedroom and family bathroom. Driveway and integral single garage. West-facing terraced garden with summerhouse.

EPC = C

£675,000

Ref: 7279/J

New Instruction



Laxfield

A charming, four-bedroom, detached period cottage with flexible living accommodation, along with generous & well established gardens, located close to the heart of the popular village of Laxfield, just a short drive from the market town of Framlingham.

Entrance hall, kitchen/dining room, sitting room, scullery, family snug and ground floor bathroom. Four double bedrooms and family bathroom. Generously sized enclosed gardens. Large timber-framed studio. Potential for off-road parking.

EPC = F

£595,000

Ref: 7196/B

New Instruction



Badingham, Nr Framlingham

A charming four-bedroom semi-detached period cottage of generous proportions, located in the popular village of Badingham, just a short drive from Framlingham & Suffolk's Heritage Coast.

Entrance hall, drawing room, dining room, garden room, kitchen/breakfast room, study, utility room and downstairs cloakroom. Principal bedroom with en-suite shower room. Three further bedrooms and family bathroom. Separate workshop, office and double garage. Off-road parking. Enclosed garden to rear and landscaped garden to front. *EPC = D*

£575,000

Ref: 7282/B

New Instruction



Campsea Ashe, Nr Wickham Market

A three-bedroom detached bungalow with outstanding rural views, set within a plot of just under 0.33 acres, located on the outskirts of the popular village of Campsea Ashe, near Wickham Market.

Kitchen/dining room, sitting room and conservatory. Principal bedroom with en-suite shower room. Two further double bedrooms and family bathroom. Two timber garden rooms offering accommodation. Single garage and off-road parking. Plot extending to 0.33 acres.

EPC = E

£475,000

Ref: 7185/B

New Instructions



Sweffling, Nr Saxmundham

A three bedroom detached barn style house with open plan living/dining room/kitchen, ideal as a permanent home or holiday house.

Superb, vaulted living area with an open-plan kitchen/dining room. Utility room. Bedroom one with en-suite shower room and further ground floor bedroom. First floor third bedroom and store. Off road parking, garden and west facing patio. Outbuilding.

EPC = C

£435,000

Ref: 7252/C



Darsham

A delightful white brick end of terrace cottage with bespoke kitchen and additional home office, located in the very centre of the village of Darsham.

Porch, sitting/dining room, conservatory, kitchen, shower room and cloakroom. Bedroom one with en-suite cloakroom, bedroom two and study. Attic room. Off road parking for at least three cars. Pretty, south and west facing garden with two sheds, home office and hot tub.

EPC = F

£335,000

Ref: 7295/C

New Instructions



Saxmundham

A modern three-bedroom mid-terraced house, presented in excellent condition & located on a popular Hopkins Homes development in the heart of the town of Saxmundham, a short drive from the Heritage Coast.

Entrance hall, downstairs cloakroom, sitting room and kitchen/dining room. Principal bedroom with en-suite shower room. Two further bedrooms and a family bathroom. Single garage en-bloc and allocated parking. Hard landscaped garden to rear.

EPC = C

£280,000

Ref: 7293/B



Stonham Aspal - Barn with PP for conversion

A traditional Suffolk barn, together with outbuildings, benefitting from pp for conversion to a four-bedroom dwelling, with annexe of over 4,500 sq ft, on a site of nearly half an acre, in the well regarded village of Stonham Aspal.

Planning permission has been granted to convert a traditional Suffolk barn with outbuildings to create an impressive four bedroom dwelling, together with annexe, courtyard garden, garaging and gardens on a site of approximately 0.4 acres (0.16 hectares) in all.

£275,000

Ref: 7285/J



Eye - For Sale by Online Auction - 18 April 2024

A Gospel Hall, extending to 125 sqm and located in Eye town centre - available by auction, suitable for a number of possible uses, subject to planning

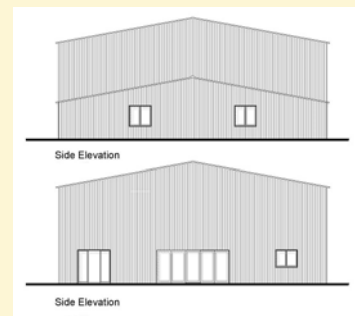
The accommodation comprises the main Gospel Hall (with entrance hallway), large kitchen and outside wc. The floor to ridge ceiling height of the main hall is 6.91m. Externally, the property has a small frontage garden enclosed by a brick wall with an adjoining pathway leading to the rear of the property. At the rear is a further courtyard with covered walkway leading to the outside WC. The property is not listed but is within a Conservation Area.

EPC = D

£100,000

Ref: 7186/JG

Back on the Market



Stonham Aspal - Barn with Permitted Development for Conversion

A range of former agricultural buildings with Permitted Development for conversion to three separate dwellings on a site of over 2½ acres, located in a delightful rural location on the edge of Stonham Aspal.

Permitted development to convert a range of modern barns to create three separate dwellings together with gardens and parking on a total site of approximately 2.67 acres (1.08 hectares) in all. Potential to create one single dwelling, subject to the necessary consents.

£375,000

Ref: 7285/J



Worlingworth

A detached bungalow with three bedrooms, sitting in grounds of just under a third of an acre, within the small hamlet of Stanway Green, Worlingworth.

Hallway, cloakroom, boiler room, bathroom, three bedrooms, sitting/dining room and kitchen. Ample off road parking. Grounds of 0.29 acres.

£320,000

Ref: 70234/C

New Price



East Bergholt

An impressive, substantial country house, along with additional cottage, standing in mature grounds of almost 15 acres, situated in an idyllic and highly convenient location on the edge of East Bergholt.

Reception hall, morning room, conservatory, drawing room, library, dining room, sitting room, kitchen, scullery, larder, utility room, pantry, cloakroom and cellars. Seven first floor double bedrooms, two en-suite bathrooms, linen room, cloakroom and bathroom. Seven second floor bedrooms, store room and former cloakroom and bathroom. **Cottage** - Kitchen, sitting/dining room and bathroom. Two double bedrooms. Garaging, coach house with former stables. Formal gardens with terraces, croquet lawn, former tennis courts and swimming pool. Substantial pond, meadows and woodland with beautiful walkways.

EPC = Lodge - Band E; Cottage - Band G (exemption in place)

£2,250,000

Ref: 7101/C

New Price



Melton, Nr Woodbridge

A beautiful period family home with excellent range of outbuildings, together with landscaped gardens and grounds of approximately 4.5 acres, near Woodbridge.

Entrance hall, drawing room, 27' garden room, 24' kitchen and separate breakfast room, sitting room, office, boot room, utility room, two cloakrooms and cellar. Five first floor bedrooms, all with en-suite bathrooms. Two second floor bedrooms and bathroom. Range of outbuildings including stables, garages, workshops, machinery store and kennel. Formal gardens and grounds extending to approximately 4.5 acres (1.8 ha) in all

EPC = E

£1,950,000

Ref: 7170/J