

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date 15th May 2025

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



Framlingham
Town Centre

Ref: 7580/C

A particularly special detached town house with spacious accommodation, adjoining shop, outbuildings, in half an acre, located in the centre of Framlingham.

See page 2

Guide Price £920,000

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



Framlingham

A particularly special detached town house with spacious accommodation, adjoining shop, outbuildings, in half an acre, located in the centre of Framlingham.

Hallway, sitting room, drawing room, kitchen/dining room, living room, study, utility room, pantry and adjoining 24' x 23' shop. Four first floor bedrooms, en-suite shower room and family bathroom. Outbuildings that include a garage, store, workshop along with a first floor studio/den. Off road parking. Attractive grounds in all extending to 0.5 acres.

EPC = D

£920,000

Ref: 7580/C

New Instruction



Clopton, Nr Woodbridge

An impressive, Swedish designed four bedroom house in Clopton, overlooking open agricultural land at the rear.

Entrance hall, 20' sitting room, dining room, kitchen/breakfast room, utility room and cloakroom. Principal bedroom with en-suite shower room and dressing room. Three further double bedrooms and family bathroom. Large shingled driveway, double garage and store room. Delightful landscaped gardens.

EPC = D

£575,000

Ref: 7603/J

New Instruction



Wingfield, Nr Harleston

A most impressive four bedroom detached period house, enjoying far reaching field views, within walking distance of the village pub, shop and café.

Hallway, dining room, kitchen, sitting room, study and downstairs shower room. Four first floor bedrooms and bathroom. Second floor attic room and loft space. Off-road parking. Mature gardens, in all extending to 0.2 acres.

EPC = N/A

£575,000

Ref: 7601/C

New Instruction



Framlingham

A four bedroom detached bungalow sitting in grounds of over one third of an acre, within walking distance of the centre of Framlingham.

Reception hall, hallway, kitchen, boot room, dining room, sitting room, utility room and cloakroom. Bedroom one with en-suite shower room, three further bedrooms and family bathroom. Large driveway with ample parking. Double cart lodge. Large garden of approximately 0.38 acres.

EPC = C

£550,000

Ref: 7597/C

New Instruction



Stratford St Andrew, Nr Heritage Coast

A four bedroom detached house standing in grounds of over an acre within the village of Stratford St Andrew.

Porch, sitting room, kitchen, utility room, dining room, conservatory and cloakroom. Four first floor bedrooms, en-suite shower room and family bathroom. Off-road parking. Large rear garden with outbuildings and greenhouses. In all 1.1 acres.

EPC = D

£550,000

Ref: 7585/C

New Instruction



Bromewell, Nr Woodbridge

A pretty red brick extended period attached cottage occupying generous gardens, located in the popular village of Bromeswell just a short drive from the sought after town of Woodbridge.

Dining room, sitting room, snug, kitchen/dining room, utility room and cloak room. Guest bedroom with en-suite shower and dressing room. Two further bedrooms and a family bathroom. Established gardens to front and rear. Off-road parking for two to three vehicles. Detached single garage.

EPC = D

£535,000

Ref: 7612/B

New Instructions



Framlingham - Town Centre

A three-bedroom semi-detached mews house located in the heart of the market town of Framlingham, in a small popular residential development.

Entrance hall, sitting room, study, kitchen/breakfast room and utility/cloak room. Principal bedroom with en-suite shower room, two further good-sized double bedrooms and a family bathroom. Enclosed garden to rear. Three allocated off-road parking spaces. No onward chain.

EPC = D

£435,000

Ref: 7610/B

New Instruction



Sudbourne, Nr Orford

A beautifully appointed two double bedroom detached modern cottage on the edge of Sudbourne, close to Orford and the Heritage Coast.

Entrance hall, 17' kitchen/dining room, 17' sitting room, boot/utility room and cloakroom. Principal bedroom with en-suite shower room, guest double bedroom and bathroom. Allocated parking for two vehicles. Landscaped gardens to the front, side and rear.

EPC = B

£375,000

Ref: 7559/J

New Instruction



Framlingham - Town Centre

A very well presented three bedroom Georgian townhouse with west facing rear garden and parking in the centre of the town.

Entrance hall, 15' sitting room, kitchen/dining room, snug and cloakroom. Three bedrooms and bathroom. West facing landscaped rear garden. Two useful storage sheds. Garage and parking.

EPC = C

£380,000

Ref: 7619/J

New Instruction



Hasketon, Nr Woodbridge

A rural development site of over 3 acres with planning permission for 6 holiday lodges, associated buildings & landscaping in the popular village of Hasketon, near Woodbridge.

A parcel of amenity land with stable block and haystore extending to approximately 3.1 acres (1.25 hectares) with planning permission for the siting of 6 holiday lodges, associated buildings and landscaping in a delightful rural location on the edge of Hasketon and close to the popular market town of Woodbridge.

£375,000

Ref: 7604/J

New Instruction



Framlingham

A detached two double bedroom bungalow forming part of a popular and established residential area, a short distance from the centre of Framlingham.

Entrance hall, 17' sitting room/dining room and kitchen. Two double bedrooms and bathroom. Generous shingle driveway and single garage. Gardens to the front and rear.

EPC - E

£275,000

Ref: 7611/J

New Instruction



Framlingham

A well presented, two bedroom end of terrace house forming part of the popular Hopkins Homes' Prospect Place development, close to the centre of Framlingham.

Entrance hall, sitting/dining room, kitchen and cloakroom. Two double bedrooms and bathroom. Shingled driveway. Landscaped front gardens. Enclosed rear garden.

EPC - B

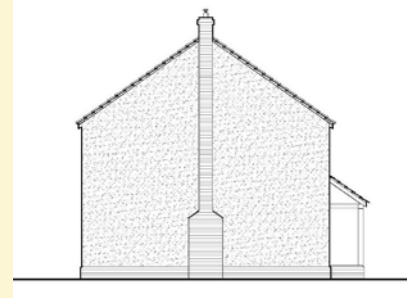
£250,000

Ref: 7568/J

New Instruction



WEST ELEVATION



Horham, Nr Eye

A building plot with permission for the construction of a three bedroom house, on a site of 0.15 acres, in the pleasant rural village of Horham.

Planning permission was granted by Mid Suffolk District Council for the construction of a three bedroom dwelling on a site of 0.15 acres. The property will comprise entrance hall, kitchen, living room, utility room and downstairs cloakroom. Three first floor bedrooms, dressing room and family bathroom. Approximately 1268 sq ft (117m²).

£125,000

Ref: 7609/C

New Instruction – Online Auction



Alderton, Nr Heritage Coast

A charming one bedroom end of terrace Victorian cottage with views over a neighbouring farmland in the popular village of Alderton.

Sitting/dining room, kitchen, ground floor bathroom and first floor double bedroom. Enclosed garden to front. UPVC double glazing. On-street parking.

EPC = G

For Sale By Timed Online Auction - 30th May 2025

OIEO £100,000

Ref: 7562/B

New Instruction – Online Auction



Leiston

A three bedroom semi-detached former local authority house of non-standard construction located in the popular town of Leiston.

Entrance hall, sitting/dining room, kitchen, three first floor bedrooms and a family wet room. Garden to the front and generous garden to rear. Off-street parking for two to three vehicles.

EPC = C

For Sale By Timed Online Auction - 30th May 2025

£100,000

Ref: 7553/B

New Price



Great Bealings, Nr Woodbridge

A beautifully presented property, that has recently been completely refurbished and extended, occupying a delightful rural location on the outskirts of Woodbridge.

Entrance hall, 25' x 20' open plan kitchen, dining and sitting room, second sitting room, boot/utility room and cloakroom. Principal bedroom with dressing room and en-suite bathroom. Two further double bedrooms with en-suite shower rooms. Garage, carport and additional WC. Generous driveway. Landscaped gardens and grounds of 0.74 acres (0.3 hectares).

EPC = D

£1,050,000

Ref: 7510/J

New Price



Otley, Nr Woodbridge

A principal village house, that now requires updating, with stables, outbuildings and grounds of 2.5 acres, close to the centre of Otley.

Entrance hall, drawing room, sitting room, dining room, garden room, kitchen, utility room, boot room and cloakroom. Principal bedroom with en-suite bathroom, four further double bedrooms and bathroom. Double cart lodge, stable block, outbuildings and generous driveway. Gardens and grounds extending to approximately 2.56 acres (1.04 hectares) in all.

EPC = E

£825,000

Ref: 7571/J

New Price



Easton, Nr Framlingham

A stunning plot with rare Paragraph 84 planning permission for an exceptional design-led, self-sufficient contemporary country house that pays attention to space, light and nature for those who wish to live in a more thoughtful and sustainable way.

In mature grounds of almost four acres, the permissioned residential dwelling, which will extend to 444m² (4,781 sq feet), will comprise a double height 'great hall' and sitting room, kitchen/dining room with walk-in pantry, snug/TV room, studio/office, two ground floor bedrooms with en-suites (one annexed), larder, utility room, store room, wine cellar, boot room, plant room and garaging for two cars. On the first floor will be an open gallery library, master bedroom with en-suite, walk-in dressing room and exterior balcony, two further bedrooms with shared 'jack and jill' family bathroom.

£750,000

Ref: 7443/C

New Price



Wrentham, Nr Heritage Coast

A stylish, detached 4 bedroom house in a stand alone position, within walking distance of Wrentham and just 1.5 miles from the sea at Covehithe.

Reception hall, hallway, sitting room or 5th bedroom, open plan kitchen/dining/living room, utility room and downstairs bathroom. Principal bedroom with en-suite shower room, three further bedrooms and shower room. Ample off road parking. Substantial terrace and attractive garden with field views. Swim spa pool available by negotiation.

EPC = D

£575,000

Ref: 7570/C

New Price



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

£495,000

Ref: 7466/C

New Price



Parham, Nr Framlingham

A five bedroom former Victorian school, that now requires updating and modernisation, with generous driveway, in the centre of the accessible village of Parham.

Entrance hall, 35' open plan sitting and dining room, kitchen/breakfast room and boot/utility room with WC. Principal bedroom with ensuite shower room, guest bedroom with ensuite shower room, three further bedrooms and bathroom. Generous tarmac driveway. Garden to the front and courtyard garden to the rear.

EPC = F

£425,000

Ref: 7453/J

New Price



Halesworth

A two bedroom bungalow on this bespoke new development of just four bungalows by Beaulieu Homes, close to the centre of the popular and well served 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. Two parking spaces.

EPC = Predicted C

£375,000

Ref: 7308/2/J

New Price



Laxfield, Nr Framlingham

A four bedroom, end terrace family home located centrally in the heart of the popular village of Laxfield.

Entrance hall, 20' sitting room, dining room, kitchen/breakfast room and cloakroom. Four bedrooms and family bathroom. Enclosed garden to the rear. Garage and off-road parking.

EPC = D

£275,000

Ref: 7549/B

Back on the Market



Aspall, Nr Debenham

A detached three bedroom period cottage with separate annexe, situated in a rural location just to the north of Debenham.

Hallway, downstairs shower room, sitting room, study, dining room, kitchen and utility room. Three first floor bedrooms and bathroom. Annexe - Bedroom/Sitting Room, Kitchenette and Shower Room. Double garage, shed and greenhouses. Attractive, mature grounds of 0.4 acres.

EPC = D

£615,000

Ref: 7447/C

Back on the Market



Saxmundham

A spacious and versatile three bedroom house located close to the heart of Saxmundham.

Hallway, cloakroom, sitting room, living/dining room, kitchen, conservatory and hobby room. Three first floor double bedrooms, en-suite shower room and bathroom. Garden. Parking and garage.

EPC = C

£375,000

Ref: 7426/C

Back on the Market



Laxfield, Nr Framlingham

A charming cottage situated within the very heart of Laxfield, within walking distance of the two pubs and Co-op shop.

Hallway, stylish open plan kitchen/dining room, sitting room with wood burning stove, utility cupboard and downstairs cloakroom. Two first floor double bedrooms, both with en-suites. Front and rear courtyard gardens.

EPC = D

£325,000

Ref: 7402/C

Back on the Market



Wickham Market

A pretty, Suffolk white brick, terraced period cottage located in the rural hamlet of California, near Wickham Market, just a short drive from Woodbridge & the Heritage Coast.

Sitting room, dining room, kitchen and wet room. Two first floor bedrooms and WC. Garden to front and extensive garden to the rear with rural views. Driveway providing off-road parking for one vehicle.

EPC = E

£279,500

Ref: 7516/B



Wickham Market

A mid-terrace Victorian cottage, that now requires updating, set along Chapel Lane on the outskirts of Wickham Market.

15' sitting room and 12' kitchen/breakfast room. 15' double bedroom and bathroom. Useful outdoor storage shed offering potential for conversion, subject to planning. Courtyard and garden.

EPC = E

£165,000

Ref: 7567/J