

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date 22nd May 2025

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



Earl Soham

Ref: 7594/C

*A fine, prominent village house set in Earl Soham, within walking distance of the doctors, village hall, primary school, butchers and pub.*

*See page 2*

*Guide Price £850,000*

## 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



## Earl Soham, Nr Framlingham

A fine, prominent village house set in Earl Soham, within walking distance of the doctors, village hall, primary school, butchers and pub.

Reception hall, cloakroom, drawing room, dining room, snug, kitchen, breakfast room, utility room and downstairs bedroom with en-suite shower room. Three first floor double bedrooms, en-suite bathroom and family bathroom. Off-road parking, outbuildings, formal gardens and meadow. In all, over 1.5 acres.

*EPC = N/A*

£850,000

Ref: 7594/C



# *New Instruction*



## **Friston, Nr Aldeburgh**

A traditional range of Victorian barns on a site of nearly 1.75 acres, with planning permission to create six dwellings, in a delightful rural location close to Aldeburgh and the Heritage Coast.

Planning permission has been granted for the conversion of a range of traditional red brick Suffolk barns to create six impressive dwellings in a delightful rural location within the Parish of Friston, close to Aldeburgh and the Heritage Coast.

£795,000

Ref: 7385/J



# New Instruction



## Diss

A four bedroom detached house located at Hall Hills, within walking distance of the centre of Diss.

Porch, hallway, downstairs shower room, sitting room, conservatory, dining room, kitchen, utility room and rear hall. Four first floor bedrooms and bathroom. Off-road parking and large garage. Front and rear gardens.

*EPC = D*

£475,000

Ref: 7606/C



# New Instruction



## Wortham, Nr Diss

A four bedroom detached house dating from the late 1980s, situated in a pleasant rural location in Wortham.

Hallway, cloakroom, sitting room, dining room, kitchen and utility room. Four first floor double bedrooms, en-suite shower room and bathroom. Off-road parking and double garage. Gardens of 0.4 acres.

*EPC = F*

£475,000

Ref: 7589/C



# New Instruction



## Rendham, Nr Saxmundham

An idyllic detached country cottage which is ideal as a permanent or second home, standing in mature grounds of one third of an acre, within walking distance of the village pub and café in Rendham.

Kitchen, dining room, sitting room, sun room and downstairs bathroom. Three first floor bedrooms and cloakroom. External utility room and woodstore, workshop, store and summerhouse. Mature gardens extending to one third of an acre.

EPC = E

£450,000

Ref: 7618/C



# New Instruction



## Woodbridge

A charming detached cottage with off-road parking, set along Sun Lane, just a few minutes walk from the centre of Woodbridge and the River Deben.

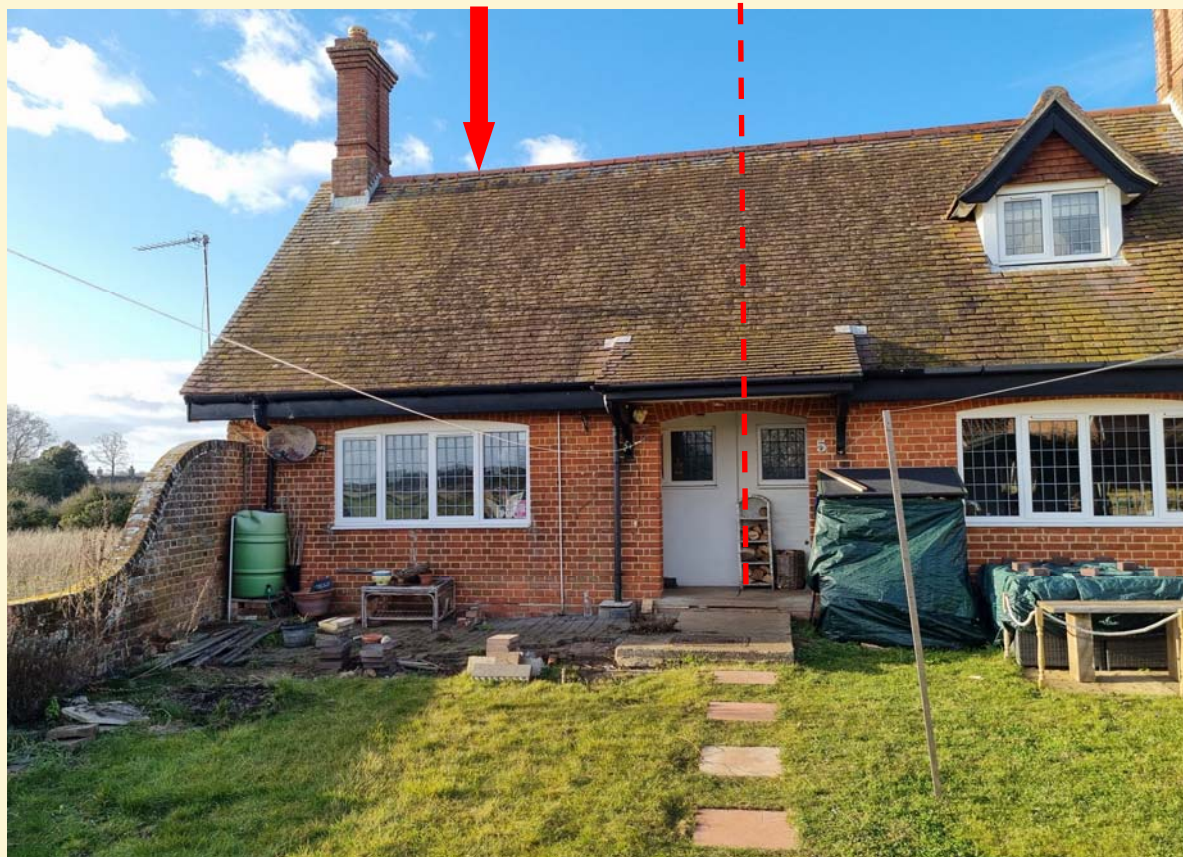
17' sitting room and 17' kitchen/dining room. Two bedrooms and bathroom. Off-road parking/courtyard garden.

*EPC = D*

£300,000

Ref: 7622/J





## 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





## 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



# Back on the Market



## Stratford St Andrew

A charming three bedroom barn-style dwelling with grounds of over an acre, in a rural yet accessible location on the edge of Stratford St Andrew, close to the Heritage Coast.

Entrance hall, kitchen/dining room, sitting room and shower room. Three bedrooms and bathroom. Garage/store. Generous gravelled parking areas and large gardens to the side and rear. In all, approximately 1.2 acres.

No forward chain.

*EPC = D*

£449,500

Ref: 7075/J



# New Price



## Framlingham

A five bedroom period house on the outskirts of Framlingham, in grounds of about 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 cartlodges/garages. Pole Barn. Gardens and grounds extending to approximately 2.5 acres.

EPC = N/A

£825,000

Ref: 7407/C



*New Price*



## 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*

£550,000

Ref: 7601/C



*New Price*



### 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*

£549,500

Ref: 7603/J



## New Price



### Fressingfield, Nr Eye

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 £465,000

Ref: 7428/C



## New Price



### Alderton, Nr Woodbridge

A period detached cottage, renovated in a contemporary style, standing in grounds of almost half an acre, within the parish of Alderton, next to Bawdsey, and within walking distance of the sea.

Conservatory, kitchen/breakfast room, sitting room with woodburning stove, dining room and downstairs shower room. Bedroom one with en-suite shower room and two further bedrooms. Ample off road parking, studio, workshop and container. Gardens with lovely field views, extending to 0.43 acres.

EPC = E

£450,000

Ref: 7391/C



*New Price*



### Bedfield, Nr Woodbridge

A three bedroom end of terrace house in the centre of the well regarded and popular village of Bredfield, near Woodbridge.

Entrance lobby, sitting room and open plan kitchen/dining room. Three double bedrooms and bathroom. Attached garage and driveway. Gardens to the front and rear.

EPC = D

£295,000

Ref: 7485/J