

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date 24th April 2025

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



Saxmundham

Ref: 7584/J

A rare opportunity to acquire a pair of Victorian cottages, that now require updating, together with outbuildings and grounds of over 9½ acres, in a delightful, semi-rural location on the edge of Saxmundham.

See page 2

Guide Price £725,000

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



Cottages 1



Cottages 2



Saxmundham

A rare opportunity to acquire a pair of Victorian cottages, that now require updating, together with outbuildings and grounds of over 9½ acres, in a delightful, semi-rural location on the edge of Saxmundham.

Cottages 1- sitting room, kitchen, garden room and conservatory. Three bedrooms and bathroom.

Cottages 2- entrance hall, sitting room, kitchen, conservatory and bathroom. Three bedrooms.

Range of stables and outbuildings.

Gardens and grounds extending to approximately 9.51 acres (3.85 hectares) in all.

EPC = F (both properties)

£725,000

Ref: 7584/J

New Instruction



Pettistree, Nr Wickham Market

An extended cottage with annexe accommodation, outbuildings and over 4.5 acres of grounds in a wonderfully quiet, rural location near Wickham Market.

Entrance hall, open plan kitchen and dining room, sitting room, study, ground floor bedroom and shower room. Two first floor double bedrooms and bathroom.

Annexe Accommodation - Entrance hall/utility room, kitchen/dining room, sitting room, ground floor double bedroom, conservatory, bathroom and cloakroom.

Outbuildings including barn that has been sub-divided for **stabling, garage and workshop**.

Formal gardens and grounds, paddocks and woodland extending to approximately 4.65 acres (1.88 hectares) in all. Planning permission for a detached annexe.

EPC = D
£699,500

Ref: 7582/J

New Instruction



Cretingham, Nr Framlingham

An attractive period cottage, together with a cart lodge and studio, within a short walk of the village pub.

Entrance hall, kitchen, breakfast room, utility room and 26' x 16' sitting room/dining room. Cloakroom. Bedroom one with en-suite bathroom and balcony, two further bedrooms, shower room and useful store. Garaging, office and studio. Gardens to the front and rear.

EPC = D

£685,000

Ref: 7598/C

New Instruction



Worlingworth, Nr Framlingham

A timber framed bungalow within grounds of 1.5 acres set in a pleasant rural location within the Parish of Worlingworth.

Hallway, sitting room, dining room, kitchen, utility room, two bedrooms and bathroom. Off-road parking and garage/workshop. Grounds of just under 1.5 acres.
No forward chain.

EPC = F

£440,000

Ref: 7559/C

New Instruction



Little Bealings, Nr Woodbridge

An exciting development opportunity of a former village public house with the benefit of planning permission for conversion to a spacious four bedroom dwelling in the centre of Little Bealings.

Planning permission was granted at Appeal to convert this former public house into a spacious new dwelling, with accommodation comprising entrance hall, open plan kitchen and living room, dining room, snug/studio, ground floor bedroom and en-suite shower room, rear hall and cloakroom on the ground floor, together with a principal bedroom with en-suite bathroom, two further double bedrooms, bathroom and store rooms on the first floor. Proposed terrace and garden areas to front and rear together with a driveway for parking.

EPC = E

£425,000

Ref: 7519/J

New Instruction



Carlton, Nr Saxmundham

A three bedroom semi-detached former local authority house, located in the popular village of Carlton, on the outskirts of the town of Saxmundham, just a short drive from the Heritage Coast.

Entrance porch, entrance hall, sitting room, dining room, kitchen/breakfast room and cloakroom. Three first floor bedrooms and a family bathroom. Enclosed front and rear gardens. Driveway providing off-road parking for two to three vehicles.

EPC = E

£200,000

Ref: 7587/B

Back on the Market



Framlingham

A three-bedroom, modern, detached family home located on the Castle Brooks development, within easy walking distance of the amenities of the popular market town of Framlingham

Entrance hall, sitting/dining room, kitchen and downstairs cloakroom. Master bedroom with en-suite shower room. Two further bedrooms and a family bathroom. Converted garage providing home office and storage area. Open plan garden to front and enclosed garden to rear.

EPC = D

£335,000

Ref: 6851/B

Back on the Market



Tuddenham, Nr Ipswich

A three bedroom semi-detached period house with off-road parking and garage, situated in the lovely village of Tuddenham within walking distance of the pub and just 3 miles from Ipswich.

Sitting room, kitchen/dining room. Bedroom one with en-suite shower room, two further bedrooms and bathroom. Off road parking for at least two vehicles. Single garage. 32m x 6m (105' x 19'7) south-east facing rear garden.

EPC = D

£310,000

Ref: 6848/C

New Price



Hemingstone, Nr Ipswich

A delightful thatched cottage situated in a rural position within the Parish of Hemingstone, just 4.5 miles from Ipswich.

Kitchen/dining room, snug, sitting room, boot/utility room and downstairs shower room. Three first floor bedrooms, dressing room and bathroom. Driveway, triple bay cart lodge. Pretty garden extending to one third of an acre.

EPC = N/A Listed

£499,500

Ref: 7574/C

New Prices



Debenham

A newly renovated two bedroom mid-terrace cottage with off-road parking space and good size rear garden, set in the heart of the large village of Debenham.

Sitting room, dining room, kitchen and downstairs bathroom. Two first floor bedrooms and dressing room. Off-road parking space. 60' x 20' rear garden.

EPC = D

£239,500

Ref: 7541/C



Framlingham

A mid-terrace three bedroom cottage with courtyard garden, located in the centre of Framlingham.

Hallway, sitting room, kitchen/dining room and downstairs shower room. Three first floor bedrooms. Courtyard garden and outbuildings.

No Forward Chain

EPC = D

OIEO £200,000

Ref: 7136/C

Looking to move?

Join us on **Wednesday 30 April** at the

LONDON & COUNTRY PROPERTY SHOW 2025

Chelsea Old Town Hall, King's Road

1:30-6:30pm | Free Admission

More information at

www.londonandcountryproperty.co.uk

Whether you are looking for a pied-à-terre or a country estate, join us and meet face to face with leading London and country agents who are on hand to provide expert advice and help you find your perfect property.

