

# Property Update

Date: 26th April 2024

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



Wissett, Nr Halesworth

Ref: 7314/J

*A contemporary, 1980s split level house offering huge amounts of light, that has been extended and maintained to the highest of standards, with outbuildings and grounds extending to nearly 4.5 acres.*

*See page 2*

**Guide Price £1,100,000**

## 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.

### Contact Us



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# New Instruction



## Wissett, Nr Halesworth

A contemporary, 1980s split level house offering huge amounts of light, that has been extended and maintained to the highest of standards, with outbuildings and grounds extending to nearly 4.5 acres.

Sitting room with double height glazed elevation, open plan kitchen/breakfast room, snug and dining room, conservatory, utility room/rear hall, two ground floor double bedrooms, 'Jack and Jill' shower room and bathroom. Galleried landing, principal bedroom with en-suite bathroom and dressing room. Double garage, garden store, workshop and sheds. Dilapidated former bungalow with PP to create a gym and additional storage. Formal gardens and grounds extending to approximately 4.33 acres (1.75 ha) in all. EPC = D

£1,100,000

Ref: 7314/J

# New Instruction



## Framsden, Nr Debenham

A most attractive and substantial period farmhouse located at the end of a track within the parish of Framsdén.

Hallway, sitting room, drawing room, study, dining room, kitchen/breakfast room, pantry, utility room and downstairs shower room. Five bedrooms and two bathrooms. Extensive parking, outbuilding and grounds extending to nearly 1.5 acres.

*EPC = none, as the property is Grade II Listed*

£850,000

Ref: 7312/C

# New Instruction



## Charsfield, Nr Framlingham & Woodbridge

A three bedroom detached barn conversion with outbuildings, standing in an idyllic location, with grounds of almost five acres, within the parish of Charsfield, near Framlingham and Woodbridge.

Dining Hall, Sitting Room, Kitchen/Breakfast Room, Utility Room and Cloakroom. Bedroom one with En-Suite Shower Room, two further double bedrooms and bathroom. Landscaped gardens of almost an acre. Extensive parking. Triple bay garage/cart lodge plus additional outbuildings. Land and Copse. In all, approximately 4.8 acres.

EPC = D

£750,000

Ref: 7209/C

# *New Instruction – Mixed Use Site*



## **Carlton, Nr Saxmundham**

A rare opportunity to acquire 6.69 acres of land with two bedroom lodge, large workshop and caravan park with site licence in a convenient location under 3/4 of a mile from the A12.

A residential holding comprising main two bedroom lodge, second residential caravan, 151sqm workshop and range of buildings, all set in 6.69 acres. This caravan park provides plenty of potential for a wider range of alternative uses (subject to planning). Vacant possession upon completion.

£575,000

Ref: B159/JG

# New Instruction



## Framlingham

A spacious modern townhouse, built by Hopkins Homes in 2018, occupying an elevated position overlooking farmland at the rear, yet only a short distance from the centre of the town.

Entrance hall, games room/playroom, study/bedroom four and shower room. First floor - 21' sitting room and 25' kitchen/dining room. Second floor - master bedroom with en-suite shower room, two further bedrooms and family bathroom. Parking and 'storage garage'. Landscaped garden at the rear.

EPC = B

£445,000

Ref: 7324/J

# *New Instruction*



## **Framlingham**

A detached four bedroom house located on the ever popular Coucy Close, within walking distance of all that Framlingham has to offer.

Hallway, cloakroom, sitting room, dining room, kitchen and utility room. Bedroom one with en-suite shower room. Three further bedrooms and bathroom. Garage and parking. Front and rear gardens.

*EPC = C*

£425,000

Ref: 7321/C

## *New Instruction*



### **Framlingham**

An exceptionally well presented and maintained two-bedroom mid-terrace house located just a short walk from the amenities of Framlingham.

Entrance hall, kitchen/breakfast room, and sitting/dining room. Two double bedrooms on the first floor, with a recently fitted bathroom. Attic room. Low maintenance garden and two allocated off-road parking spaces. Would suit first time buyer or investment.

*EPC = C*

£220,000

Ref: 7328/B

## *Back on the Market & New Price*



### **Framlingham**

A delightful and historic four bedroom town house located in the centre of Framlingham, within walking distance of all it has to offer.

Sitting room, dining room, stylish kitchen, downstairs wet room and cloakroom. Cellar. Two first floor double bedrooms and bathroom. Two second floor attic bedrooms. West facing 27' x 18' courtyard garden. On street parking. No forward chain.

*N/A—Listed*

£425,000

Ref: 6924/C



# New Price



## Ufford, Nr Woodbridge

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

£650,000

Ref: 7279/J

# New Price



## Combs, Nr Stowmarket

A highly impressive and recently improved four bedroom barn conversion, located in the pretty village of Combs, just under two miles from Stowmarket.

Vaulted reception hall, open-plan kitchen/dining/living room, sitting room, utility room and cloakroom. Four double bedrooms, two with en-suites plus a shower room. Ample off road parking and cart shed. Front and rear gardens and large stables which have scope for a variety of uses. Off-lying meadow of 1.1 acres, available by negotiation.

*EPC = C*

£625,000

Ref: 7250/C

# New Price



## Stanway Green, 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.

*EPC = E*

£305,000

Ref: 7023/C

You are invited to join us at the

# LONDON & COUNTRY

PROPERTY SHOW 2024

We will be exhibiting at The London & Country Property Show at Chelsea Old Town Hall.

On Tuesday 14 May, along with other leading London and country agents, we will be showcasing our properties and providing expert advice.

We would love to see you there!  
Come along and discuss your property needs, the current market and how we can help you.



Tuesday 14 May | 1:30-6:30pm  
Chelsea Old Town Hall, King's Road  
Free admission  
[londonandcountryproperty.co.uk](http://londonandcountryproperty.co.uk)

*We are pleased to be sponsoring*

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**AX14**

**3rd-14th May**  
Open daily 10am-5pm  
Till midday on the 14th  
**Opening reception**  
Saturday 4th 5pm-8pm  
**Group Exhibition**  
Ceramics | Printmaking | Sculpture  
Glass | Collage | Textiles | Furniture  
The Theatre, Framlingham, IP13 9BH

A large group exhibition showcasing the work of several contemporary East Anglian artists. A celebration of the hand skills and process of the modern maker. An eclectic collection of skilfully made artwork, the functional alongside the curious, the bold alongside the calm.

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With the generous support of:

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