

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date 28th January 2025

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



Waldringfield

Ref: 7514/C

A superb, contemporary and versatile house situated within walking distance of the school, pub and river in the heart of the village of Waldringfield.

In all, approximately 0.25 acres.

*See page 2*

*Guide Price £895,000*

## 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.

## Contact Us



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# New Instruction



## Waldringfield

A superb, contemporary and versatile house situated within walking distance of the school, pub and river in the heart of the village of Waldringfield.

Reception hall, cloakroom, open-plan kitchen/sitting/dining room, utility room, bathroom, ground floor principal bedroom with en-suite shower room, second ground floor bedroom/study. Two first floor bedrooms and shower room. Ample off road parking, double garage with store room above and south facing garden with outbuilding.

EPC = B

£895,000

Ref: 7514/C



# New Instruction



## Framsden, Nr Debenham

A delightful two bedroom detached cottage with additional garden room, within walking distance of the village pub.

Kitchen, laundry room, sitting room, dining room and downstairs shower room. Two first floor double bedrooms and bathroom. Garden room, garage and workshop. Off road parking. Greenhouse and garden shed. Pretty gardens in all extending to approximately 0.25 acres.

EPC = F

£450,000

Ref: 7481/C



## Yoxford

A detached three bedroom cottage requiring general updating, in the village of Yoxford, close to the Heritage Coast.

Sitting room, dining room, kitchen, study area, cloakroom and rear hall.. Three bedrooms and bathroom. Garage and wooden cabin. Generous driveway. Mature and established gardens and grounds of approximately 0.35 acres (0.14 hectares).

EPC = G

£395,000

Ref: 7467/J



# New Instruction



## Woodbridge

A spacious, late 1960s three bedroom house that now requires some updating, in an established residential location a short distance from the centre of Woodbridge.

Entrance hall, 24 ft open plan sitting and dining room, kitchen and cloakroom. Three double bedrooms and bath/shower room. Driveway and integral single garage. Delightful south westerly facing rear garden.

EPC = C

£299,500

Ref: 7517/J



## 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

£295,000

Ref: 7516/B



## New Price



### Alderton

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

£475,000

Ref: 7391/C



*New Price*



## Framlingham

A detached, two/three bedroom period cottage with garage and car parking facilities tucked away in the very centre of Framlingham.

Entrance hall, open plan kitchen and dining room, study/bedroom 3, ground floor bedroom with en-suite bathroom. First floor 20' sitting room, bedroom and en-suite bathroom. Garage and good sized driveway. **No Forward Chain.**

EPC = E

£300,000

Ref: 7382/J



# *Back on the Market*



## Framsden, Nr Debenham

A detached three bedroom period cottage situated in an idyllic location along a small country lane, between the villages of Framsden and Otley.

Kitchen/dining room, sitting room, study and bathroom. Three first floor double bedrooms. Off-road parking. Gardens including domestic outbuildings, extending to just over half an acre.

EPC = N/A as Grade II Listed

£475,000

Ref: 7286/C



# *For Sale By Online Auction*



## **Wrentham**

A superb and substantial Hall extending to over 4500 sq ft along with an excellent range of Suffolk barns, in grounds of 2 acres and located just 2.5 miles from the sea.

Hall - Three reception rooms, study, kitchen, utility room, pantry, stores and cloakroom. Cellar. Seven first floor bedrooms and three bathrooms. Substantial garaging and store buildings. Range of brick and timber Suffolk barns that have scope for re-development.

*EPC = G*

**For Sale By Timed Online Auction - 25th February 2025**

**£650,000**

**Ref: 7483/C**