

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date 30th July 2025

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



Parham, Nr Framlingham

Ref: 7569/C

*A highly impressive former farmhouse with five en-suite bedrooms and an independent annexe, situated in a pleasant rural location on the edge of Parham, near Framlingham.*

*See page 2*

*Guide Price £1,300,000*

## 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



## Parham, Nr Framlingham

A highly impressive former farmhouse with five en-suite bedrooms and an independent annexe, situated in a pleasant rural location on the edge of Parham, near Framlingham.

Kitchen/breakfast room, garden room, utility room, pantry, cloakroom, sitting room, dining room and wine room. Principal bedroom with en-suite dressing room and bathroom. Two further first floor double bedrooms, both with en-suite shower rooms. Two second floor double bedrooms with en-suites. Annexe with sitting room, kitchen, bathroom, bedroom and dressing area. Double bay cartlodge with adjoining garage and cloakroom. Garden office and stores. In all, 1.6 acres.

EPC = E

£1,300,000

Ref: 7569/C



# New Instruction



## Parham, Nr Framlingham

A spacious four double bedroom house, that was built in 2019, in an elevated setting with a west facing, landscaped rear garden in the popular and accessible village of Parham.

Entrance hall, 21' sitting room, 24' open-plan kitchen and dining room, snug/study and cloakroom. Principal bedroom with dressing room and en-suite shower room, guest bedroom with en-suite bathroom, two further double bedrooms and family bathroom. Generous block paved driveway and double cart lodge with secure store. Landscaped gardens and grounds.

EPC = C

£725,000

Ref: 7676/J



# New Instruction



## Framlingham

A beautifully presented three bedroom town house, with landscaped rear garden set along College Road just a short walk from the centre of Framlingham.

Entrance hall, 20' sitting & dining room, drawing room, kitchen/breakfast room and cloakroom. Principal bedroom with dedicated dressing area, two further double bedrooms and refurbished bathroom. Terraced, landscaped rear garden. Outbuilding/studio.

*EPC = D*

£450,000

Ref: 7684/J



# New Instruction



## Barningham, between Diss & Bury St Edmunds

On the instructions of the Diocese of St Edmundsbury & Ipswich

A four bedroom detached house forming part of a popular and established development in the rural village of Barningham, between Diss and Bury St Edmunds.

Entrance hall, 18' sitting room, dining room, kitchen, study, utility room and cloakroom. Principal bedroom with en-suite shower room. Three further bedrooms and bathroom. Double garage and generous shingled driveway. Gardens to the front and rear.

EPC = D

£425,000

Ref: 7593/J



# *New Instruction - For Sale by Online Auction*



## **Sibton Green, Nr Yoxford**

A three/four bedroom, timber framed cottage, sitting in approx. 3.25 acres of equestrian paddocks, gardens and meadowland, in the rural hamlet of Sibton Green.

Entrance porch, sitting room, dining room, office/bedroom four, large kitchen/breakfast room with walk-in pantry, utility room and shower room. Three good size first floor double bedrooms, one with en-suite and a family bathroom. Large double garage. Gardens extending to approximately half an acre. Meadow and stable block for equestrian use.

*EPC = F*

**For Sale By Timed Online Auction - 27th August 2025**

OIEO £400,000

Ref: 7638/C



# New Instruction



## Framlingham

A spacious two bedroom detached home overlooking a pretty garden situated on Danforth Drive, Framlingham.

Entrance hallway, sitting/dining room, study, kitchen, conservatory and downstairs cloakroom. Two first floor bedrooms, large storeroom and bathroom. Garage. Front and rear gardens.

EPC = C

£275,000

Ref: 7658/C



## New Instruction



### Marlesford, Nr Wickham Market

A pretty two bedroom, Grade II Listed, mid-terrace cottage with rural views in the popular village of Marlesford, near Wickham Market.

Sitting room, study area and kitchen/dining room. Two bedrooms and family bathroom. Enclosed garden to the rear and rural views to the front. On-street parking.

*EPC = Exempt as Grade II Listed*

£265,000

Ref: 7668/B



# New Price



## Hasketon, Nr Woodbridge

A spacious five double bedroom family home of over 2,600 sq ft with landscaped gardens and swimming pool on the northern edge of Woodbridge.

Entrance hall, open plan 28' kitchen and breakfast room, drawing room, dining room, wet room and boot/utility room. Principal bedroom with en-suite bathroom, four further double bedrooms and family shower room. Generous driveway. Landscaped south facing rear garden with swimming pool. In all, nearly a third of an acre.

*EPC = D*

£1,100,000

Ref: 7404/J



## New Price



Front Elevation - se



### Bedfield, Nr Framlingham

A central village building plot with planning permission for a self-build three bedroom bungalow with garage in Bedfield.

A building plot extending to approximately 0.22 acres (0.09 hectares) with planning permission for the construction of a self-build bungalow of nearly 1,300 square feet (118 square metres) offering entrance hall, open plan kitchen and dining room, sitting room and utility room. Principal bedroom with en-suite shower room, two bedrooms and a bathroom. Garage and driveway. Gardens to front and rear.

£165,000

Ref: 7596/J

## Back on the Market



### Wickham Market

A three bedroom end of terrace house, set along the High Street in the popular and well regarded village of Wickham Market.

Entrance hall, 21' sitting and dining room, kitchen and cloakroom. Three bedrooms and bathroom. Fully enclosed, westerly facing rear garden. Garage and access to visitor parking.

EPC = C

£225,000

Ref: 7513/J



# *For Sale By Informal Tender*



## Woodbridge

Former public convenience building of 27sqm (290sq.ft) and site, located on Theatre Street, Woodbridge.

A former public conveniences building situated in Woodbridge Town Centre. Potential to redevelop the site, subject to planning and compliance with the proposed covenant.

**Tenders to be received by 12noon on 25th August 2025**

£100,000

Ref: B240/JG