

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date 30th October 2025

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



Framlingham

Ref: P7744/MC

A well presented three bedroom end of terrace house situated within walking distance of the centre of Framlingham.

See page 2

Guide Price £295,000

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 Instructions



Framlingham

A well presented three bedroom end of terrace house situated within walking distance of the centre of Framlingham.

Hallway, kitchen/breakfast room, sitting room and cloakroom. Principal bedroom with en-suite, two further bedrooms and bathroom. Front and rear gardens. Garage.

EPC = C

£295,000

Ref: P7744/MC



PROPOSED CGI



Bucklesham, Nr Ipswich

A particularly interesting opportunity to convert a former watermill from offices to a detached residential dwelling.

Planning permission is in place to refurbish/convert this former watermill which has most recently been used as offices, to a residential dwelling that on the ground floor will comprise a hallway, gym, games room, utility room and cloakroom. On the first floor will be an open-plan kitchen/dining room, sitting room and also a study, and on the second floor, three bedrooms and a bathroom. In addition will be off-road parking and a garden.

EPC = D

£195,000

Ref: P7741/C

New Instruction



Wickham Market

A delightful two bedroom terraced cottage that is now in need of modernisation, located in the popular village of Wickham Market.

Entrance porch, sitting room and kitchen/dining room. Dry cellar. Two double bedrooms and bathroom. Gardens to front and rear. Brick outbuilding. **No Onward chain.**

EPC = D

£185,000

Ref: P7743/MC

New Price



Monk Soham, Nr Debenham

A substantial six bedroom modern house of over 4,000 sq ft, situated in a rural position between Debenham and Framlingham

Reception hall, open-plan kitchen/dining room, sitting room, study, playroom/gym, ground floor double bedroom with en-suite bathroom. Pantry, utility room and two cloakrooms. Five first floor double bedrooms, two with en-suite shower rooms. Family bathroom. Ample parking and grounds extending to over 1.25 acres. Garden sheds.

EPC = E

OIEO £750,000

Ref: P7494/C

New Prices



Hollesley, Nr Woodbridge

A well appointed and spacious four/five bedroom chalet house with an income producing holiday let, offering flexible accommodation with gardens of half an acre on the edge of the rural village of Hollesley.

Reception hall, sitting room, kitchen/dining room, media room, garden room and utility/cloakroom. Principal ground floor bedroom with dressing area and en-suite wet room and guest double bedroom with en-suite bathroom.

Two first floor double bedrooms and shower room. Successful income producing one bedroom studio holiday let.

Triple cartlodge and large shingled driveway. Range of useful outbuildings including a sauna with shower and WC.

Landscaped gardens and grounds of approximately half an acre. *EPC = E*

£725,000

Ref: P7707/J



Coddenham, Nr Ipswich

A three bedroom detached period cottage with enclosed gardens and garage in the popular village of Coddenham.

Porch, sitting room, conservatory, kitchen/dining room, utility and ground floor shower room. Three first floor double bedrooms and a family bathroom. Enclosed gardens. Garage. Driveway and off-road parking. Cellar.

EPC = E

£350,000

Ref: P7489/B

New Instructions – For Sale By Online Auction



Walpole, Nr Halesworth

A former village primary school including playing field, now offering a renovation/development opportunity within grounds of 1.44 acres.

Former village primary school extending to 361sq.m (3881sq.ft) now requiring updating and renovation. Potential for alternative uses, subject to planning permission.

For Sale By Timed Online Auction - 10th December 2025

£350,000

Ref: C541(B)170/RB



Stratford St Andrew, Nr Saxmundham

A three bedroom semi-detached cottage situated in a pleasant rural location within the Parish of Stratford-St-Andrew.

Hallway, sitting room, kitchen/breakfast room, downstairs bathroom and cloakroom. Three first floor bedrooms. Front and rear gardens, off-road parking and garage. In all, approximately 0.35 acres. **Occupied by a secure tenant.**

For Sale By Timed Online Auction - 20th November 2025

£160,000

Ref: P7683/C

New Instruction – For Sale By Online Auction



Little Glemham, Nr Saxmundham

A detached three bedroom house dating from the 1950s, situated in a pleasant rural location adjacent to the railway line within the Parish of Blaxhall.

Hallway, dining room, sitting room, kitchen and pantry. Three first floor bedrooms, bathroom and cloakroom. Front and rear gardens. In all, grounds extending to approximately 0.1 acres. **Occupied by a secure tenant.**
EPC = G

For Sale By Timed Online Auction – 5th November 2025

£150,000

Ref: P7682/C

For Sale By Online Auction



Hollesley, Nr Woodbridge

An unusual opportunity to acquire a range of commercial and agricultural buildings & yard extending to 3.30 acres (1.33 hectares) in an attractive setting near Woodbridge.

Formally a pig unit, in recent years, the property has been used for agricultural and commercial uses and now provides great scope to improve and further develop the site, subject to the necessary consents that may be required.

For Sale By Timed Online Auction – 20th November 2025

£295,000

Ref: F1441(G)/OH

New Builds



Laxfield - Cullingford Close - Last Plot Remaining

Plot 15 is a spacious three bedroom bungalow with double garage, forming part of this new development by the well regarded local developer, Beaulieu Homes, within walking distance of the centre of the popular village of Laxfield.

Entrance hall, sitting room, kitchen/dining room, utility room. Principal bedroom with en-suite shower room, two further bedrooms and bathroom. Double garage and landscaped garden. Target build completion January 2026.

£540,000

Ref: P7415/15/J



Debenham - Otters Holt - 2 Plots Remaining

Plot 8 - Four bedroom detached house with good size rear garden, forming part of this exclusive new development, just a short distance from the centre of the desirable village of Debenham. Entrance hall, living room with French doors opening onto the rear garden, kitchen/dining room, family room, utility room and cloakroom. Master bedroom with en-suite shower room, three further bedrooms and bathroom. Detached double garage and driveway. Large rear garden. EPC = A

£699,950

Plot 4 is a brand new semi-detached house. Entrance hall, sitting/dining room with sliding doors opening onto the rear garden, kitchen and cloakroom. Two bedrooms, study/bedroom 3 and bathroom. Single garage and driveway. Landscaped gardens to front and rear. EPC = B

£319,950

Ref: P6631/J

Oak Grove, Eyke - Show Home Launch



Join Denbury Homes for their Show Home launch this weekend at Oak Grove, Eyke.

Saturday 8th & Sunday 9th November; 10am to 5pm

Come and explore the stunning new Show Home at Oak Grove, Eyke, enjoy some pizza and fizz, and see for yourself the quality and attention to detail that makes this development so special.

You can book your visit in advance via the link: [Oak Grove, Eyke - Denbury Homes - Show Home Booking](#)

Refer to our website for details of all plots including prices, incentives and Key Worker discounts*

