

Chartered Surveyors / Estate Agents

Clarke & Simpson

Welcome to our
Property Update



4th December 2025

For particulars of any of the properties,
please get in touch.

With notice, we will always try and facilitate
viewings seven days a week.

Contact Us



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And at The London Office
40 St James' Place
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New Instruction



Wickham Market

A pretty, three bedroom, attached flint-faced cottage, tucked quietly off the High Street in the popular village of Wickham Market.

Dining room, sitting room, kitchen/breakfast room, utility and cloakroom. Three bedrooms, (one being a walk-through bedroom) and a family bathroom. Private and secluded gardens to the front. Off-road parking. EPC = D

£275,000

Ref: P7753/B



Charsfield

Attractive, former Public House in the centre of the village of Charsfield, with potential for owner occupation or further development, subject to planning permission.

Of brick construction under a pitched pantile main roof, with double glazed, PVC windows and with ground and first floors. Extensive site with car parking, outbuildings and rear trade garden. The pub has not traded for 3 years. The property was listed as an Asset of Community Value on 10/11/2023 - valid until 28/11/2028. Six months' Notice has been served on East Suffolk Council and the Interim Moratorium Period ceased 24/09/2025. EPC=E.

OIRO £250,000

Ref: B246/RB

Last Plot Remaining



Laxfield

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

Plot 15 - 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. EPC = Predicted B.

Note: Some photographs are examples of another plot on the same development by Beaully Homes.

£540,000

Ref: P7415/15/J

New Price



Wickham Market

A spacious five double bedroom house enjoying a generous plot, set along Walnuts Lane and backing onto the playing fields in the centre of Wickham Market.

Entrance hall, 28' drawing room, sitting room, dining room, kitchen/breakfast room, study, utility room and cloakroom. Principal bedroom with dressing room and en-suite shower room, guest bedroom with en-suite shower room, three further double bedrooms, family bathroom and separate WC. Driveway and double garage incorporating boiler room. Established gardens and grounds of approximately 0.43 acres (0.17 hectares). EPC = C

£799,500

Ref: P7745/J

New Price



Ipswich

A spacious two-bedroom, mid-terrace house forming part of the former Ipswich Airfield, located on the south eastern edge of Ipswich.

Entrance hall, sitting room, kitchen/dining room and downstairs cloakroom. Two double bedrooms both with en-suite facilities. Enclosed garden to rear and allocated parking to front. Gated complex. EPC = C

£190,000

Ref: P7693/B

For Sale by Online Auction



Leiston - For Sale by Timed Online Auction - 15th December 2025

A three bedroom, former local authority end of terrace house of solid wall construction, built circa 1920s, just a short walk from the amenities of the town of Leiston.

Entrance hall, downstairs cloakroom, sitting/dining room and kitchen. Family wet room and three bedrooms. Gardens to front and rear. Off-road parking. No onward chain. EPC = D

OIEO £140,000

Ref: P7749/B

For Sale by Online Auction



Leiston - For Sale by Timed Online Auction - 15th December 2025

A red brick, two bedroom, former local authority mid-terrace house of solid wall construction, built circa 1900, just a short walk from the amenities of the town of Leiston.

Entrance hall, sitting room, kitchen/dining room, walk-in pantry and rear hall. Two first floor bedrooms and a family bathroom. Garden to front. Bisected garden to rear and rear courtyard. On-street parking. No onward chain. EPC = C

OIEO £125,000

Ref: P7764/B

For Sale by Online Auction



Wickham Market - For Sale by Timed Online Auction - 15th December 2025

A two bedroom, end of terrace, former local authority house, located in the popular village of Wickham Market. Entrance hall, sitting/dining room, kitchen and rear hallway, utility room and store room. Two first floor bedrooms, and a family bathroom. Garden to the front and enclosed garden to the rear. Block paved driveway providing off-road parking for two vehicles. No onward chain. EPC = D

OIEO £125,000

Ref: P7750/B

For Sale by Online Auction



Felixstowe - For Sale by Timed Online Auction - 15th December 2025

A one bedroom, end of terrace, former local authority bungalow, located in a cul de sac in a popular residential area in the town of Felixstowe.

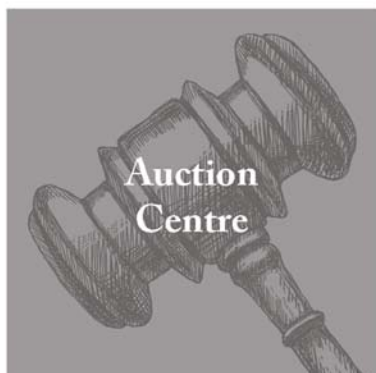
Entrance hall, sitting/dining room, and kitchen. Double bedroom and wet room. Garden to the rear. On-street parking. No onward chain. EPC = D

OIEO £90,000

Ref: P7751/B

OUR PARTICULARS

Clarke and Simpson is based in Framlingham and deals in virtually every aspect of property in Suffolk.
If you would like to be kept informed regarding all new properties, let us know.
Or discover more on our website: www.clarkeandsimpson.co.uk



Contact Us



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Framlingham Office Hours:
Monday to Friday 9am - 5pm
Saturday 9am - 1pm