

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date: 28th March 2024

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



Laxfield

Ref: 7305/J

*A stunning contemporary house in the centre of the charming and popular village of Laxfield, just a short drive from the Heritage Coast.*

*See page 2*

**Guide Price £930,000**

## EASTER OPENING HOURS

Thursday 28th March	9am - 5.30pm
Good Friday 29th March	Closed
Saturday 30th March	9am - 1.00pm
Easter Sunday	Closed
Easter Monday 1st April	Closed
Tuesday 2nd April	9am - 5.30pm

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



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200  
F: 01728 724667

*And The London Office*  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk



# New Instruction



## Wickham Market - Mixed Use Investment

A Grade II Listed, 6 bedroom principal village house of over 5,000 sq ft with income producing commercial units, landscaped garden and parking in the centre of Wickham Market.

Entrance hall, kitchen/dining room and cloakroom on the ground floor. Cellar. First Floor - Drawing room, sitting room, study/landing area and laundry room on the first floor, together with master bedroom with en-suite shower room, three further double bedrooms and family bathroom. Second floor - playroom/second sitting room, two double bedrooms and shower room. Three income producing commercial units. Parking for up to 6 vehicles. Delightful landscaped garden. EPC = As Crafers is Grade II Listed there is no requirement to have an EPC. The commercial elements are rated as follows Unit 1 - D (76) Unit 2 - E (103) Unit 3 - D (84)

£1,185,000

Ref: 7268/J



# New Instruction



## Laxfield, Nr Halesworth

A stunning contemporary house in the centre of the charming and popular village of Laxfield, just a short drive from the Heritage Coast.

Entrance hall, open plan 28' dining room and kitchen with pantry, sitting room, snug, study/bedroom 4, utility room and cloakroom. Galleried landing and principal bedroom suite with en-suite wet room, dressing area and covered balcony. Two further double bedrooms and bathroom. Generous block paved driveway. Landscaped gardens to the front and rear.

EPC = C

£930,000

Ref: 7305/J



# New Instruction



## Earl Soham, Nr Framlingham

A five bedroom modern barn conversion with over 3650 sq feet of accommodation and grounds of 0.5 acres, in a pleasant rural location between Earl Soham and Framlingham.

Reception hall, 34' x 18' kitchen/dining room, 42' x 12' garden room, 22' x 19' sitting room, study, utility room, pantry and cloakroom. Five double bedrooms, two en-suite bath/shower rooms and family bathroom. Substantial parking, outbuildings and south facing gardens.

*EPC = C*

£900,000

Ref: 7311/C



# New Instruction



## Clopton, Nr Woodbridge

A charming, 3 bedroom detached cottage, along with two, 1 bedroom annexes, gardens and paddocks extending to 5.1 acres along with 4 stables, tack room and feed store.

**Cottage** - Boot room, open plan kitchen/dining/living room, garden room, sitting room, laundry and cloakroom. Three first floor double bedrooms and bathroom. **'Pink' Annexe** - open plan sitting/bedroom with kitchenette and shower room. **'Blue' Annexe** - kitchen/sitting room, double bedroom and shower room.

Attractive formal gardens with three access points off the lane. Outbuildings. Grounds of 5.1 acres and 4 stables, feed store and tack room.

EPC = E

£875,000

Ref: 7309/C



# New Instruction



## Hemingstone, Nr Ipswich

A spacious & light, four-bedroom, detached family home in an elevated position overlooking undulating farmland to the rear, on the outskirts of the village of Hemingstone, near Ipswich.

Reception hall, triple-aspect sitting room, family room, downstairs cloakroom, kitchen/living/breakfast room and utility room. Principal bedroom with en-suite shower room and dressing area. Three further double bedrooms and family bathroom. Detached double garage. Driveway with parking for several vehicles. Enclosed rear garden with rural views.

*EPC = C*

£650,000

Ref: 7301/B



# New Instruction



## Darsham, Nr Heritage Coast

An extremely well presented three bedroom semi-detached house, forming part of the popular Hopkins & Moore Millfields development, in the centre of the delightful village of Darsham, close to the Heritage Coast.

Entrance hall, 15' sitting room, 17' kitchen/dining room and cloakroom. Principal bedroom with en-suite shower room, two further bedrooms and bathroom. Oversized single garage and shared driveway with parking for 2 vehicles. Landscaped gardens to the front and rear. No forward chain.

*EPC = B*

£299,500

Ref: 7300/J



## New Price



### Darsham, Nr Heritage Coast

A delightful white brick end of terrace cottage with bespoke kitchen and additional home office, located in the very centre of the village of Darsham.

Porch, sitting/dining room, conservatory, kitchen, shower room and cloakroom. Bedroom one with en-suite cloakroom, bedroom two and study. Attic room. Off road parking for at least three cars. Pretty, south and west facing garden with two sheds, home office and hot tub.

EPC = E

OIEO £310,000

Ref: 7295/C



### Worlingworth, Nr Framlingham

A modern three-bedroom semi-detached townhouse located on a small close of similar properties, in the heart of the popular village of Worlingworth, just a short drive from Framlingham.

Entrance hall, sitting room, kitchen/dining room and downstairs cloakroom. Two double bedrooms and family bathroom. Second floor double bedroom. Enclosed gardens to front and rear. Driveway with parking for two vehicles.

EPC = D

£250,000

Ref: 7271/B



# New Price



## Felixstowe

A three bedroom end-of-terrace house, in need of refurbishment, located in a residential area of Felixstowe, within walking distance of the town centre and the sea.

Hallway, sitting room, dining room and kitchen. Three bedrooms on the first floor and shower room. Front and rear gardens. Outbuildings.

*EPC = D*

£195,000

Ref: 7235/C



## Framlingham

A three-bedroom semi-detached former local authority house, located a short distance from the amenities of the popular market town of Framlingham.

Entrance hall, cloakroom, dining room, sitting room and kitchen. Three first floor bedrooms and a family bathroom. Landscaped garden to rear. Shared on-road parking. No forward chain.

*EPC = C*

£150,000

Ref: 7255/B



## Back on the Market & New Price



### Saxtead Green, Nr Framlingham

A magnificent property with five bedroom house, cottage, leisure barn, garage complex and traditional barn, standing in 7.75 acres, at Saxtead Green, near Framlingham.

**House** - sitting room, dining room, breakfast room, kitchen with large pantry, study, utility room and cloakroom. Five first floor bedrooms, dressing room, two bathrooms and en-suite wet room. Attic room. **The Cottage** - sitting/dining room, kitchen, double bedroom and shower room. **Leisure Barn** - 37' x 20' reception room with sitting area including hot tub, kitchen, feature octagonal dining room, two changing rooms with showers, cloakrooms, sauna and gym.

**Garage complex** - carport, 21' x 18' double garage, 26' x 19 garage for motorhome or boats, and kennels. **Suffolk Barn** - 37' x 20' main barn, workshop and stores. Stunning gardens and grounds extending to 7.75 acres with formal gardens, moat, ponds, tennis court, meadow and woodland. *EPC = There is no EPC as the property is Listed.*

£1,750,000

Ref: 6835/C



# *Back on the Market & New Price*



## **Witnesham, Nr Ipswich**

A handsome, five bedroom principal village house with over 4,000 sq ft of accommodation, including a useful annexe and delightful gardens of nearly  $\frac{3}{4}$  of an acre, in the sought-after village of Witnesham.

Entrance lobby, entrance hall, sitting room, drawing room, kitchen/breakfast room, 16' x 15' garden room, games/playroom, utility room/rear hall, store room and cloakroom. Cellar. Well appointed 25' x 14' workspace/gym with utility area and cloakroom. Five bedrooms, three en-suites, dressing room and bathroom. Mature gardens and grounds of approximately 0.72 acres. Driveway and parking for at least 6 vehicles.

EPC = F  
£850,000

Ref: 7146/J



## Back on the Market



### Framlingham

A beautifully appointed Victorian townhouse, that has been extended and modernised, located just a few minutes walk from the centre of Framlingham.

Entrance hall, sitting room, open plan kitchen and dining room, garden room and utility room/cloakroom. Landing with study area, three double bedrooms and bathroom. Landscaped rear garden with storage sheds.  
*EPC = D*

£475,000

Ref: 7183/J



### Theberton, Nr Saxmundham

A charming, two-bedroom, Grade II listed, attached period cottage, situated in a quiet & secluded location on Rattla Corner, on the edge of the village of Theberton, a short drive from Suffolk's Heritage Coast.

Entrance hall, kitchen/breakfast room, sitting/dining room and ground floor shower room. Two double bedrooms. Enclosed garden to front. Off-road parking.  
*EPC = E*

£265,000

Ref: 7098/B