

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date: 30th September 2024

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



Pettistree, Nr Woodbridge

Ref: 7442/J

*A beautifully presented five bedroom Victorian house, with gardens and grounds of nearly 3 acres, on the edge of the picturesque village of Pettistree.*

*See page 2*

*Guide Price £1,150,000*

## 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



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



## Pettistree, Between Wickham Market & Woodbridge

A beautifully presented five bedroom Victorian house, with gardens and grounds of nearly 3 acres, on the edge of the picturesque village of Pettistree.

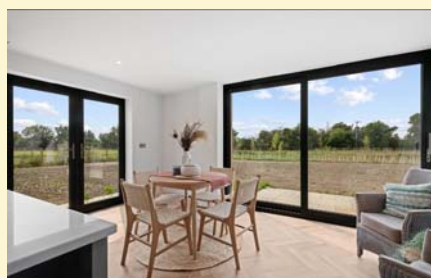
Entrance hall, 22' sitting room, 23' kitchen/dining room, playroom, boot/utility room and cloakroom. Principal bedroom suite with en-suite shower room and dressing room, four further double bedrooms and family bathroom. Useful range of ancillary outbuildings/stores. Gardens and grounds including a fully fenced and railed paddock with separate access extending to approximately 2.95 acres (1.19 hectares).

EPC = D  
£1,150,000

Ref: 7422/J



# New Instruction



## Spexhall, Nr Halesworth

One of three highly impressive and bespoke new houses situated in a stunning rural position within the parish of Spexhall, just over two miles from Halesworth.

Entrance hall, kitchen/dining room, boot/laundry room and plant room. Sitting room, family room/downstairs bedroom five and shower room. Four first floor double bedrooms, two with en-suites and family bathroom. Large garage. Gardens.

*EPC = Predicted B*

**OPEN VIEWING - SATURDAY 5TH OCTOBER 10AM-1PM**

£850,000

Ref: 7342/C



# New Instruction



## Worlingworth, Nr Framlingham

A detached four bedroom period house with grounds of over half an acre set in the heart of the village of Worlingworth.

Drawing room, sitting room, study, dining room, kitchen, utility room, shower room and cloakroom. Principal bedroom with en-suite bathroom, two further double bedrooms and dressing room. Bathroom. Attic rooms. Ample parking. Large garage and store buildings. Mature grounds of 0.65 acres.

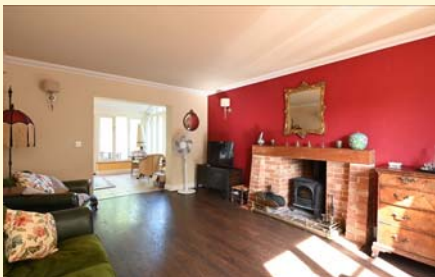
*EPC = D*

£760,000

Ref: 7450/C



# New Instruction



## Kettleburgh, Nr Framlingham

A well-proportioned four bedroom detached house, that now requires some updating, in the centre of the popular and well regarded village of Kettleburgh.

Entrance hall, sitting room, kitchen/breakfast room, garden room, dining room, study, utility room and cloakroom. Galleried landing, principal bedroom with en-suite shower room, three further bedrooms and bathroom. Double cartlodge and generous shingled driveway. South-westerly facing rear garden.

*EPC = D*

£500,000

Ref: 7341/J



## New Instruction



### Pettistree, Near Wickham Market

A 1970s three/four bedroom detached bungalow, that now requires modernising, occupying a mature plot on the edge of the picturesque village of Pettistree.

Entrance hall, living room, dining room and kitchen. Three double bedrooms, bedroom four/study and two shower rooms. Attached double garage and driveway. Mature gardens and grounds of nearly a quarter of an acre.

*EPC = D*

£495,000

Ref: 7416/J



# New Instruction



## Orford, Heritage Coast

A modern, well maintained, four bedroom detached house in the sought-after village of Orford on the Heritage Coast.

Entrance hall, kitchen/breakfast room, utility, sitting room, dining room and study. Principal bedroom with en-suite, three further double bedrooms and a family bathroom. Enclosed garden to rear. Landscaped driveway and parking to front in front of single integral garage.

*EPC = D*

£400,000

Ref: 7445/B



# New Instruction



## Earl Soham, Nr Framlingham

A modern, well built and presented three bedroom semi detached house in the popular village of Earl Soham, a short drive from the market town of Framlingham.

Entrance hall, sitting room, kitchen/dining room and ground floor shower room. Three good size double bedrooms and family bathroom. Enclosed gardens to front and rear. Off road parking for two vehicles. Abutting farmland to rear with rural views.

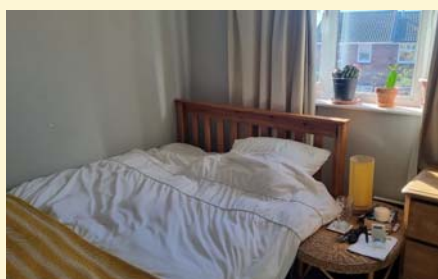
*EPC = B*

£395,000

Ref: P7440/B



# New Instruction



## Debenham

A two bedroom mid terrace house just a short walk from the amenities of this popular village. Available with no onward chain.

Sitting/dining room and kitchen/breakfast room. Two double bedrooms and a family shower room. Enclosed garden to rear. Allocated off-road parking.

*EPC = C*

£200,000

Ref: 7446/B



*New Price*



## 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*

£875,000

Ref: 7311/C



*New Price*



## Hacheston, Nr Framlingham

A Grade II Listed five bedroom detached cottage which was previously the village pub, situated within Hacheston, between Framlingham and Wickham. Market.

Sitting room, dining room, kitchen, utility room, downstairs shower room, conservatory, snug, study and ground floor bedroom with en-suite bathroom. Four first floor bedrooms and bathroom. Ample off-road parking, double garage. Attractive, mature grounds of one third of an acre.

*EPC = No EPC listed*

£475,000

Ref: 7280/C



# *For Sale By Online Auction*



## Clopton, Nr Woodbridge

A modern, two bedroom detached bungalow, that has suffered from subsidence, standing in grounds of over half an acre, in a rural position along a no-through road, 6 miles from Woodbridge.

Hallway, kitchen/dining room and sitting room. Two double bedrooms and bathroom. Ample parking and garage. Grounds of 0.56 acres.

*EPC = D*

**For Sale by Timed Online Auction - 2nd October 2024**

**£300,000**

**Ref: 7115/C**



# For Sale By Online Auction



## Butley, Nr Woodbridge

A red brick detached house believed to date from the early 20th Century, now requiring refurbishment, situated in a pleasant position within the popular village of Butley.

Hallway, sitting room, kitchen/dining room, three bedrooms and bathroom.

*EPC = G*

For Sale By Timed Online Auction - 9th October 2024

£225,000

Ref: P7380/C



# For Sale By Online Auction



## Framlingham

A former Foresters Hall (community hall) incorporating a two bedroom house with residential status, located in the heart of the popular town of Framlingham.

Foresters Hall - Entrance, large open plan hall, ladies and gents WCs, kitchen, large store, cellar and kitchenette.  
House - sitting room, two first floor bedrooms, bathroom and a separate WC. Off-road parking for one vehicle.  
EPC = E

For Sale By Timed Online Auction - 18th October 2024

OIEO £275,000

Ref: P7409/ B