

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date: 6th June 2019

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



Location: Fressingfield

Ref: 6186/J

A beautifully presented Grade II Listed principal house, with large rear garden and located in the centre of the desirable village of Fressingfield.

See page 2

Guide Price: £775,000

OPENING HOURS

Monday	9am - 5.30pm	Thursday	9am - 5.30pm
Tuesday	9am - 5.30pm	Friday	9am - 5.30pm
Wednesday	9am - 5.30pm	Saturday	9am - 1.00pm

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 Instruction



Fressingfield, Nr Harleston

A beautifully presented Grade II Listed principal house, with large rear garden and located in the centre of the desirable village of Fressingfield.

Entrance hall, open plan drawing room and dining room, sitting room, open plan kitchen and breakfast room, study, garden room, boot/utility room and cloakroom. Large feature landing, master bedroom with en-suite bathroom, three further bedrooms and shower room. Second floor attic bedroom. Driveway and outbuildings. Landscaped front garden and large, westerly facing rear garden extending to approximately one third of an acre.

£775,000

Ref: 6186/J

New Instruction



Coddenham, Nr Ipswich

A delightful & beautifully presented cottage situated in a rural yet highly convenient location on the edge of the village of Coddenham

Hallway, sitting room, dining room, kitchen/breakfast room, downstairs bathroom and cloakroom. Four first floor bedrooms and shower room. Beautiful gardens adjacent to fields. Parking for two vehicles.

£510,000

Ref: 6193/C

New Instruction



Swilland, Nr Ipswich

A detached four-bedroom brick house dating from the 1960s, now requiring modernisation, standing in grounds of three quarters of an acre in a lovely rural position on a small lane within the parish of Swilland, near Ipswich.

Front hall, sitting room, study, kitchen/dining room, utility room and downstairs cloakroom. Four first floor bedrooms, bathroom and cloakroom. Adjoining double garage. In-and-out driveway with ample parking. Mature garden extending to 0.75 acres.

£500,000

Ref: 5921/C

New Instruction



Charsfield, Nr Wickham Market

A delightful four bedroom village house with useful studio, located in the centre of the popular and accessible village of Charsfield.

Entrance hall, 20' sitting room, kitchen/dining room, study, utility room and cloakroom. Master bedroom and en-suite bathroom, three further bedrooms and family bathroom. Generous driveway and studio. Rear garden.

£485,000

Ref: 6180/J

New Instruction



Woodbridge - Town Centre

A charming Grade II Listed three bedroom Victorian house, that now requires updating, with courtyard garden and car parking located in the centre of Woodbridge.

18' sitting room and 19' kitchen/dining room. Three bedrooms and bathroom. Enclosed courtyard garden. Brick outbuilding. Driveway and carparking.

£375,000

Ref: 6187/J

New Instruction



Bromeswell, Nr Woodbridge

A spacious three bedroom mid terrace cottage, that has been refurbished in recent years, well located for Woodbridge and the Heritage Coast.

Sitting room, dining room, kitchen with utility area and bathroom. Three first floor bedrooms and shower room. 75' landscaped rear garden with patio and generous block paved parking area.

£285,000

Ref: 5977/J

New Instruction



Badingham, Nr Framlingham

An exciting collection of just ten impressive village houses, being built to exacting standards, on the edge of the popular and sought after village of Badingham.

A stunning collection of new, 2, 3 and 4 bedroom properties, finished to the highest of standards, each with gardens and allocated parking, with extensive rural views to the front and rear, in a semi-rural location on the outskirts of Badingham.

Prices from £240,000

Ref: 6185/B

New Instructions



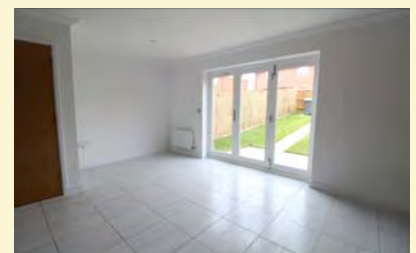
Framlingham

A delightful, brand new, three bedroom mid terrace house, forming part of Hopkins Homes' award winning Prospect Place development in Framlingham.

Entrance hall, sitting room, kitchen/dining room and cloakroom. Master bedroom with en-suite shower room, two further bedrooms and bathroom. Landscaped garden to the front and fully enclosed turfed garden at the rear. Garage and parking space. Only Residence Stamp Duty Paid.

£279,995

Ref: 6067/59/J



Framlingham

A contemporary styled, brand new, three bedroom mid terraced house, forming part of Hopkins Homes' award winning Prospect Place development in Framlingham.

Open plan sitting room/kitchen/dining room and cloakroom. Three bedrooms and bathroom. Landscaped garden to the front and fully enclosed turfed garden at the rear. Garage and parking space. Only Residence Stamp Duty Paid.

£229,995

Ref: 6067/58/J

New Instruction



Aldeburgh - For Sale by Formal Tender

A parcel of strategic amenity land, extending to approximately 7.75 acres (3.14 hectares) and allocated for development within the Local Plan, on the outskirts of the popular and desirable coastal town of Aldeburgh.

For sale by formal tender by 12 noon on Friday 28th June 2019

A parcel of strategic amenity land extending to approximately 7.75 acres (3.14 hectares), that is currently allocated within East Suffolk Council's Local Plan for a mixed development comprising a residential care home and open market housing for approximately 10 units.

Guide Price £150,000

Ref: 6148/J

New Commercial Instruction



Bramfield, Nr Halesworth

A prominent and well located freehold commercial property, extending to over 5,000 sq ft in all, and occupying a site of over half an acre.

A prominent commercial premises, located on the A144 between Halesworth and the A12, offering office, warehouse and production accommodation extending to just over 5,000 sq ft (465sqm) on a site extending to approximately 0.57 acre (0.23 hectares) with yard and parking facilities.

£325,000

Ref: 6184/J

Back on the Market



Charsfield, Nr Wickham Market

A prefabricated detached bungalow with a substantial range of buildings extending to over 8,500 sq ft & grounds of 1.8 acres.

Bungalow comprising boot room, bathroom, kitchen, utility room, sitting room, dining room and two bedrooms. Brick, block and timber former agricultural buildings and stores of over 8,500 sq ft. Gardens and grounds of approximately 1.8 acres.

£325,000

Ref: 6061/C



Cransford, Nr Framlingham

A picturesque three bedroom semi-detached cottage located within the village of Cransford, two and a half miles from Framlingham

Porch, sitting room, study, dining room, kitchen, utility room and downstairs shower room. Three first floor bedrooms and cloakroom. Mature front and rear gardens. Off-road parking. Garage with workshop.

£290,000

Ref: 6167/C

New Price



Wingfield, Nr Stradbroke

A rural development opportunity, on the outskirts of the charming village of Wingfield, with outline planning permission for the construction of three dwellings.

Outline planning permission has been granted for the construction of three dwellings, all of which will benefit from good size gardens, on a site of approximately 0.65 acres (0.26 hectares) with good views across the adjoining open agricultural land.

OIEO £295,000

Ref: 6122/J



Tunstall, Nr Snape

A detached three bedroom house with south facing garden, garage & parking, located within the village of Tunstall, within easy access to the Heritage Coast & the A12

Hallway, cloakroom, kitchen/dining room and sitting room. Three first floor bedrooms and bathroom. South facing rear garden of 35' x 35'. Single garage and parking space.

£220,000

Ref: 6080/C