

Property Update

Date: 23rd September 2017

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



Location: Framlingham

Ref: 5827/C

A most impressive five-bedroom house, with garaging, extending to approximately 3,000 sq ft, located on Millers Way, Framlingham, and built by Hopkins & Moore.

See page 2

Guide Price: £675,000

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 |

Contact Us



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New Instruction



Framlingham

A most impressive five-bedroom house, with garaging, extending to approximately 3,000 sq ft, located on Millers Way, Framlingham, and built by Hopkins & Moore.

Hallway, cloakroom, drawing room, kitchen/breakfast room, garden room, dining room, utility room, sitting room, study and cloakroom. Bedroom one with en-suite dressing room and bathroom. Bedroom two with en-suite shower room. Two further first floor double bedrooms and bathroom. Second floor bedroom and shower room. Parking and double garage. West facing rear garden of 50' x 45'.

£675,000

Ref: 5827/C

New Instruction



Worlingworth, Nr

A most attractive Grade II Listed former farmhouse with grounds of three quarters of an acre.

Boot room, utility room, kitchen/breakfast room, dining area, sitting room, study, conservatory and cloakroom. Three first floor bedrooms and bathroom. Attic room. Double garage, workshop and summerhouse. Lovely gardens with ponds extending to three quarters of an acre.

£525,000

Ref: 5825/C

New Instruction



Martlesham

An attractive Grade II Listed house requiring general modernisation and refurbishment, situated in a convenient location between Ipswich and Woodbridge.

Sitting room, dining room, kitchen/breakfast room, utility room and shower room. Four first floor bedrooms. Off-road parking for at least four vehicles. West facing rear garden with grounds of over 0.25 acres.

£425,000

Ref: 5821/C

New Instruction



Owls Green, Dennington

A renovated, three double bedroom, detached bungalow standing in a pleasant setting with gardens and off-road parking.

Hallway, 20'11 x 13'6 sitting room, stylish kitchen/dining room, boot room, three double bedrooms and bathroom. Off-road parking for at least three vehicles. 50' x 30' rear garden with total plot size of 0.14 acres.

£350,000

Ref: 5839/C

Back on the Market



Cratfield, Nr Halesworth

A well maintained detached three bedroom bungalow, presented in pristine condition, situated in the rural village of Cratfield.

Entrance hall, sitting/dining room, conservatory and kitchen/breakfast room. Three bedrooms, shower room and bathroom. Attractive gardens to front and rear. Driveway with ample parking for several vehicles and garage.

£350,000

Ref: 5654/W

New Prices



Mendlesham

A stunning Elizabethan manor house & separate oak framed 'party barn', together with formal gardens & grounds extending to nearly 6 acres, in a delightful rural setting.

Mendlesham Manor comprising reception hall, Georgian drawing/dining room, sitting room, inner hall, kitchen/breakfast room, office, rear kitchen, pantry, utility room & cloak/shower room. 5 double bedrooms & three bathrooms on the first floor. 2 further attic bedrooms & attic storage.

Manor Barn and Stables comprising 41' party barn, kitchen, wet room & study/store room. 2 attic store rooms with potential for alternative uses, subject to necessary consents. Outbuildings comprising 3 stables & stable yard, double garage with tack room & outside WC, workshop & store, & summerhouse. Established gardens and grounds extending to nearly 6 acres in all.

£1,175,000

Ref: 5590/J



Weybread, Nr Harleston

A detached house standing in lovely gardens & grounds of 14 acres, including woodland and meadowland, within the village of Weybread, between Fressingfield and Harleston.

Hall, sitting room, kitchen/dining room, conservatory, utility room, study & cloakroom. Bedroom 1 with en-suite bathroom. 2 further bedrooms & bathroom. Double garage. Attractive gardens & grounds extending, in all, to 14 acres, including woodland & meadowland, along with store buildings.

£710,000

Ref: 5578/C

New price & acreage



Cratfield, Nr Halesworth

A four bedroom farmhouse standing in a pleasant rural position within grounds of over three acres on the outskirts of the village of Cratfield.

Sitting room, dining room, kitchen/breakfast room, pantry, utility room and cloakroom. Master bedroom with en-suite shower room. Three further double bedrooms and bathroom. Gardens and grounds of 3.2 acres. Store building.

£550,000

Ref: 5749/C

New price



Monk Soham

A 3 bedroom detached bungalow standing in wonderful gardens of half an acre in a pretty rural location, 6 miles from Framlingham and 4 miles from Debenham.

Hallway, kitchen/dining room, utility room, cloakroom, impressive sitting room, three bedrooms and bathroom. Off road parking. 18' x 16' outbuilding. Beautiful gardens of half an acre abutting fields.

£429,000

Ref: 5781/C

FOR SALE BY AUCTION



Brodies, Wadd Lane, Snape, IP17 1QX

A detached, three bedroom, modern bungalow situated along a small lane within the Parish of Snape.

GUIDE PRICE: £299,500 FREEHOLD

Ref: P5828/C

Full sales particulars available on request.

FOR SALE BY AUCTION



The Chantry, 2 South Entrance, Saxmundham, IP17 1DQ

An impressive and substantial Victorian townhouse, extending to nearly 4,000 sq ft, that now requires complete renovation throughout, with former stables and cart lodge, occupying a site of over half an acre in the centre of Saxmundham.

GUIDE PRICE: £400,000 FREEHOLD

Ref: P5824/J

FOR SALE BY AUCTION



The Cabin, 171 High Street, Wickham Market, IP13 0RD

An attached, two bedroom, period cottage standing in grounds of 0.2 acres, which have scope for redevelopment, situated within the large village of Wickham Market.

GUIDE PRICE: £225,000 FREEHOLD
Ref: P5814/C

FOR SALE BY AUCTION

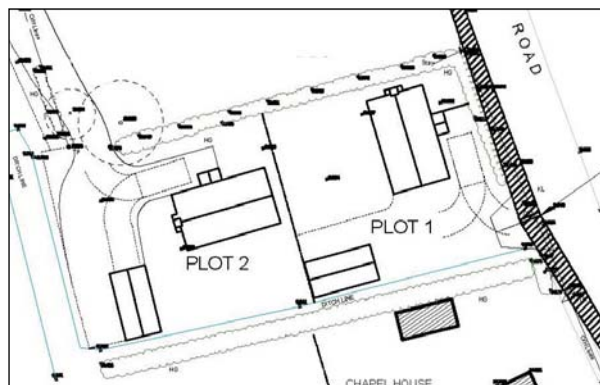


Yew Trees, Bell Green, Cratfield, IP19 0DL

A partly renovated two/three bedroom detached cottage occupying a plot of nearly a quarter of an acre in the centre of the pretty, rural village of Cratfield.

GUIDE PRICE: £285,000 FREEHOLD
Ref: P5822/J
Full sales particulars available on request.

FOR SALE BY AUCTION



Building plots to the north of Chapel House, Long Green, Bedford IP13 7JQ

A site with outline Planning Permission for the construction of two detached dwellings with garages, within the village of Bedford.

GUIDE PRICE: £175,000 FREEHOLD

FOR SALE BY AUCTION



Building plots at The Old Vicarage, 2 King Edward Rd, Leiston IP16 4HQ

A residential development site extending to approximately half an acre, with the benefit of Planning Permission for the erection of two detached three-bedroom dwellings in a delightful location, close to the church.

GUIDE PRICE: £175,000 FREEHOLD

Ref: P5834/J

Full sales particulars available on request.

NEW LOT

FOR SALE BY AUCTION



**The Granary, Rookery Farm,
Otley Road, Grundisburgh, IP13 6RX**

A former granary with Planning Permission and Listed Building Consent to be converted to a dwelling, in a lovely rural position, away from the road, within the parish of Grundisburgh.

GUIDE PRICE: £150,000
FREEHOLD
Ref: P5837/C

Full sales particulars available on request.

FOR SALE BY AUCTION



**Valley Farm Barn, Boyton,
IP12 3LF**

A range of predominantly redbrick barns under pitched, pantile and corrugated roofs, extending to over 3,300 square feet, occupying a site of 1.25 acres and with scope for alternative uses, subject to the necessary consents. No overage.

GUIDE PRICE: £50,000
FREEHOLD
Ref: P5807/C

Full sales particulars available on request.

NEW LOT

FOR SALE BY AUCTION



**Woodland at Shadingfield,
Nr Beccles, NR34 8DF**

Two attractive blocks of woodland extending to approximately 44.93 acres (18.18 hectares) located in a picturesque location near Shadingfield, Suffolk

GUIDE PRICE: £300,000
FREEHOLD
Ref: C1374/B

Full sales particulars available on request.

FOR SALE BY AUCTION



**Land adjoining Upper Street,
Raydon, IP7 5LQ**

An attractive area of former arable/amenity land extending to 15.49 acres (6.26 hectares), enjoying a convenient location near Hadleigh in South Suffolk.

GUIDE PRICE: £125,000
FREEHOLD
Ref: C1397/H

Full sales particulars available on request.

FOR SALE BY AUCTION



Land at Highgate Lane, Dallinghoo, IP13 0LS

An attractive parcel of amenity/arable land extending to 24.94 acres (10.09 hectares), situated in a picturesque location in Dallinghoo, near Woodbridge.

GUIDE PRICE: £175,000

FREEHOLD

Ref: W216

Full sales particulars available on request.

FOR SALE BY AUCTION



Land off Wadd Lane, Snape, IP17 1RB

A picturesque area of woodland and amenity land extending to 2.05 acres (0.83 hectares) and enjoying a desirable location close to Suffolk's Heritage Coast.

GUIDE PRICE: £45,000

FREEHOLD

Ref: C1394/H

Full sales particulars available on request.

NEW LOT

FOR SALE BY AUCTION



Land at Orford

A small area of amenity land extending to 0.58 acres (0.23 ha) with far reaching views towards the coast, close to the centre of Orford.

GUIDE PRICE: £20,000 FREEHOLD

Ref: C131F/B

Full sales particulars available on request.

FOR SALE BY AUCTION



Land adjoining Bridge Road, Snape, IP17 1RQ

A pretty area of amenity land extending to 0.67 acres (0.28 hectares) enjoying a desirable and prominent location close to the River Alde and Snape Maltings.

GUIDE PRICE: £15,000

FREEHOLD

Ref: C1389/H

Full sales particulars available on request.