

Chartered Surveyors / Estate Agents

**Clarke &  
Simpson**

# Property Update

Date: 29th July 2020

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



Location: Yoxford, Nr Heritage Coast

Ref: P6448/J

*A stunning example of a Tudor house with Medieval origins which has been meticulously restored, yet largely unaltered, with gardens and grounds extending to over 17 acres, in an accessible location and close to the Heritage Coast.*

**Guide Price £1,100,000**

## 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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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.

email@clarkeandsimpson.co.uk  
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# New Instruction



## Yoxford, Nr Heritage Coast

A stunning example of a Tudor house with Medieval origins which has been meticulously restored, yet largely unaltered, with gardens and grounds extending to over 17 acres, in an accessible location and close to the Heritage Coast.

Entrance lobby, 23' sitting room, 34' kitchen/dining room, drawing room/ study, Regency room, former dairy and utility/cloakroom. Master bedroom with en-suite bathroom, guest bedroom with en-suite bathroom, two further double bedrooms, family bathroom and separate shower room. Attic bedroom and study/bedroom five. Outbuilding/ store and cartlodge. Landscaped gardens and grounds of over an acre. Pasture land, wild flower and water meadows and wooded area extending to approximately 16.54 acres (6.69 hectares) in all.

£1,100,000

Ref: 6448/J

# *New Instruction*



## **Laxfield—New Development**

A recently completed, spacious & contemporary, three-bedroom detached bungalow with generous garden & single garage, located on the edge of the popular village of Laxfield.

Entrance hall and open plan kitchen/living/dining room. Principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. Generous garden. Single garage and ample off-road parking. Finished to a very high specification. 10-year Protek structural warranty.

£395,000

Ref: 6442/B

# New Instructions



## Wickham Market

A modern, well-presented, two bedroom end-terraced property with stunning cottage-style gardens to rear, a short walk from the amenities of the village of Wickham Market

Entrance hall, downstairs cloakroom, kitchen, sitting/dining room. Two double bedrooms and family bathroom. Garden room. Enclosed gardens to rear. Single garage. Ample off-road parking.

£285,000

Ref: 6450/B



## Otley—Building Plot

An exciting opportunity to acquire a building plot with the benefit of planning permission for a three bedroom detached chalet style house, close to the centre of the popular and well regarded village of Otley .

A village centre building plot with planning permission for the erection of a detached chalet style house of approximately 1,700 square feet (158 sqm) comprising entrance hall, sitting room, kitchen/dining room, office, utility room, ground floor bedroom with en-suite shower room, bathroom and cloakroom on the ground floor, together with a master bedroom with en-suite shower room and a further bedroom on the first floor. Integral garage, driveway and gardens to the front and rear. In all, the plot extends to nearly 0.2 acres (0.08 hectares)

£165,000

Ref: 6374/J

## *New Instruction*



### **Yoxford, Nr Heritage Coast**

A semi-detached two bedroom bungalow with a good sized rear garden located on the edge of the village of Yoxford

Reception hall, kitchen, sitting/dining room, two bedrooms and bathroom. Store shed. Approximately 50' x 42' rear garden

£157,500

Ref: 6449/B

## *New Price*



### **Westleton, Nr Heritage Coast**

A charming detached bungalow standing in a quiet position on the edge of Westleton and within walking distance of the village centre.

Entrance porch, hallway, sitting room, family room, kitchen/dining room and sun room. 2 bedrooms and bathroom. Gardens and off road parking for several vehicles.

£287,000

Ref: 6111/B

# New Price



## Laxfield

An impressive and well appointed four bedroom house forming part of the exclusive Felgate Close development, a short distance to the north of Laxfield's village centre.

Entrance hall, living room, open plan kitchen/dining/family room, utility room and cloakroom. Master bedroom with en-suite shower room, bedroom 2 with en-suite shower room, two further bedrooms and family bathroom. Garage, carport and parking. Landscaped gardens.

£499,995

Ref: 6049/10/J

# New Price



## Somersham

A four bedroom detached period property maintained to a high standard, located within the village of Somersham, within walking distance of the pub.

Hallway, drawing room, sitting room, kitchen, dining room and shower room. Four first floor bedrooms and bathroom. Parking for 2/3 vehicles, rear garden and patio. In all the grounds extending to 0.16 acres. Outbuildings.

£445,000

Ref: 6372/C

# *Back on the Market*



## **Bromeswell, Nr Woodbridge**

A charming, two bedroom, semi-detached, former school house located in the desirable village of Bromeswell, close to the market town of Woodbridge.

Entrance porch, entrance hall, sitting room, study, kitchen/dining room and ground floor bathroom. Two first floor double bedrooms. Enclosed garden to front. Courtyard to rear. Ample off-road parking. NO FORWARD CHAIN.

£325,000

Ref: 6393/B