

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date: 5th July 2019

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



Location: Framlingham

Ref: 6207/C

A four bedroom cottage with excellent outbuildings, including a barn with studio, situated in an idyllic location on a small country lane, less than 1.5 miles from the centre of Framlingham

See page 2

Guide Price: £795,000

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

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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.

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New Instruction



Framlingham

A four bedroom cottage with excellent outbuildings, including a barn with studio, situated in an idyllic location on a small country lane, less than 1.5 miles from the centre of Framlingham

Drawing room, sitting room, study, kitchen/dining room, boot room, utility room and downstairs bathroom. Four first floor bedrooms; three with en-suites. Party barn with kitchenette, shower room and studio above. Three-bay cart lodge, stores and garaging. Idyllic gardens with mature trees and ponds. Meadows. In all, 4.5 acres.

£795,000

Ref: 6207/C

New Instruction



Horham, Nr Eye

A spacious & beautifully presented four-bedroom house in pretty grounds of over half an acre with a swimming pool, located in a rural yet not isolated position within the parish of Horham

Superb 27' x 15' kitchen/dining room, sitting room, drawing room, 31' x 11' vinery, office, utility room and downstairs shower room. Four first floor bedrooms, en-suite shower room and family bathroom. Ample parking. Lovely grounds of 0.6 acres that include a studio and heated outdoor swimming pool.

£699,000

Ref: 6218/C

New Instruction



Woodbridge

A three bedroom detached red brick bungalow, occupying a good sized plot, a short walk from the centre of the popular town of Woodbridge.

Entrance hall, drawing/dining room, sun room, kitchen/breakfast room and three double bedrooms. Good size established enclosed gardens. Single garage. Ample off-road parking.

£545,000

Ref: 6219/B

New Instructions



Laxfield

A stunning new four bedroom house forming part of the exclusive Felgate Close development, with a generous plot, triple bay cartlodge and offering views at the rear towards the village.

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.

£525,000

Ref: 6049/8/J



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.

£485,000

Ref: 6049/10/J

New Instructions



Frostenden, Nr Heritage Coast

A beautifully presented detached cottage, ideal as a permanent or holiday home, located on a small no-through road at Frostenden Corner, 4 miles from Southwold.

Family room, kitchen, conservatory, 20'3 x 14' sitting room and cloakroom. Three double bedrooms, en-suite shower room and bathroom. Off-road parking. 70' x 45' west facing rear garden with decking and contemporary home office.

£475,000

Ref: 6204/C



Framlingham

A charming four bedroom detached family home, in a quiet location in the heart of the popular market town of Framlingham.

Entrance porch, sitting room, family room, second sitting room, large kitchen/dining room, office, utility room and shower room. Four first floor bedrooms and family bathroom. Enclosed garden to the rear. Off-road parking for two vehicles.

£425,000

Ref: 6214/B

New Instructions



Laxfield

A four-bedroom detached house requiring refurbishment & modernisation, standing in a lovely position with field views, in grounds of nearly half an acre & 1.5 miles from the centre of Laxfield

Hallway, dining room, kitchen, garden room, sitting room, study and downstairs shower room. Four first floor bedrooms and bathroom. Ample off-road parking. Grounds of 0.46 acres.

£395,000

Ref: 6216/C



Halesworth

A stunning four bedroom link-detached family home located on the western edge of Halesworth, a short drive from the shops, amenities and town centre.

Entrance hall, sitting room, garden room, kitchen/dining room, utility room and downstairs cloakroom. Master bedroom with en-suite, three further bedrooms and family bathroom. Gardens to front and rear. Off road parking.

£385,000

Ref: 6213/B

New Instructions



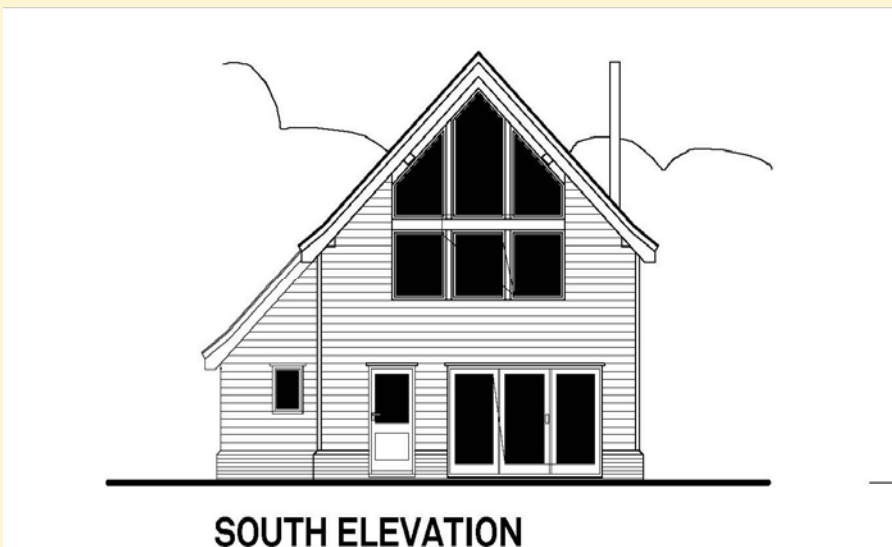
Framlingham

An immaculately presented two bedroom detached bungalow located in a quiet cul-de-sac on the Castle Brooks development, close to the Centre of the Framlingham.

Entrance porch, entrance hall, sitting/dining room, and kitchen/breakfast room. Master bedroom with en-suite shower, further double bedroom and bathroom. Enclosed garden to the rear. Attached single garage and driveway providing off road parking.

£350,000

Ref: 6217/B



Grundisburgh

An exciting opportunity to acquire a building plot set along a private drive on the outskirts of Grundisburgh, with the benefit of planning permission for a four bedroom detached house with separate garage, overlooking open farmland.

A building plot with detailed planning permission for a four bedroom house with separate garage extending to approximately 1,800 sq ft (167 sqm) offering: entrance hall, living room, open plan kitchen/dining/day room, utility room and cloakroom. Master bedroom with dressing room and en-suite shower room, guest bedroom with en-suite shower area, two further bedrooms and bathroom. Separate garage and driveway/parking area. South facing side garden overlooking open agricultural land.

£225,000

Ref: 6206/J

New Prices



Laxfield

An impressive and substantial farmhouse, together with a range of traditional Victorian farm buildings and grounds of approaching 2 acres, in a delightful rural location on the outskirts of the popular village of Laxfield.

Entrance porch, entrance hall, drawing room, dining room, sitting room, study, kitchen, breakfast room, farm office/utility room and cloakroom. Master bedroom with en-suite shower room and dressing area, guest bedroom with en-suite cloakroom, three further bedrooms and family bathroom. Additional unconverted first floor accommodation/storage above the farm office/utility room. Extensive range of Victorian 'model farm' buildings, with potential for a variety of uses, subject to the necessary consents, and modern agricultural building. Gardens and partly moated grounds extending to approximately 1.85 acres in all. Additional land available by separate negotiation.

£695,000

Ref: 5887/J



Peasenhall

A substantial five/six bedroom family house sitting centrally within a plot of nearly an acre, close to the centre of the pretty and popular village of Peasenhall.

Entrance porch, entrance hall, 28' drawing room, sitting room, breakfast room, kitchen, study, utility room, bathroom, rear hall and rear lobby. Master bedroom with en-suite shower room, four further bedrooms and bathroom. Attic room/bedroom 6. Double garage and large driveway. Gardens and grounds extending to nearly an acre.

£595,000

Ref: 5789/J

New Prices



Debenham

An attractive thatched cottage, along with a substantial barn-style extension, set in a standalone position within grounds of over one third of an acre, on the outskirts of the village of Debenham

Cottage — boot room, cloakroom, kitchen, sitting room, dining room, first floor store room and study. Bedroom one with en-suite bathroom. Glazed link leading to the extension. Barn-Style Extension — 42' x 21' drawing room, utility room and sauna. Three further bedrooms and bathroom. Off-road parking for ample vehicles. 42' x 13' thatched outbuilding. South facing mature gardens.

£545,000

Ref: 6104/C



Stradbroke

A charming four bedroom detached period cottage, located in the heart of the popular village of Stradbroke.

Entrance hall, sitting room, dining room, office, kitchen/breakfast room, utility room, bathroom, ground floor guest bedroom and shower room. Three first floor bedrooms and cloakroom. Good size established gardens to the rear and cottage garden to the front. Ample off-road parking.

£450,000

Ref: 6165/B

New Prices



Bromeswell

A 3 bedroom detached bungalow with impressive garden room overlooking west facing rear gardens of 0.25 acres.

Kitchen/dining room, conservatory, sitting room, three bedrooms and shower room. Off-road parking for at least three vehicles. Outbuilding. Garden.

£435,000

Ref: 6073/C



Framlingham

A contemporary new house with weatherboarded cladding, situated within a bespoke development of four new houses within walking distance of the centre of Framlingham

Hallway, cloakroom, sitting room, kitchen/dining room and downstairs bedroom/study/snug. Three first floor bedrooms, en-suite shower room and bathroom. Two parking spaces. 34' x 32' rear garden.

£357,500

Ref: 5815/C

New Prices



Westleton

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.

£299,995

Ref: 6111/B



Worlingworth

A three-bedroom detached bungalow situated on the edge of the village of Worlingworth

Sitting room, kitchen/dining room, three bedrooms and bathroom. Parking and garden.

£195,000

Ref: 6073/C



Worlingworth

A three-bedroom detached bungalow requiring general refurbishment, situated on the edge of the village of Worlingworth, six miles from Framlingham

Kitchen/dining room, conservatory, sitting room, three bedrooms and shower room. Off-road parking for at least three vehicles. Outbuilding. Garden.

£189,500

Ref: 6073/C



Framlingham

A two bedroom semi-detached new house situated along Station Road, within walking distance of the centre of Framlingham.

Kitchen/dining room, conservatory, sitting room, three bedrooms and shower room. Off-road parking for at least three vehicles. Outbuilding. Garden.

£167,500

Ref: 5795/C