

Property Update

Date: 6th September 2017

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



Location: Framsdon

Ref: 5785/C

A superb 4 bedroom barn conversion standing in a most outstanding location with undulating field views, within walking distance of The Cretingham Bell.

See page 7

Guide Price: £785,000

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.

Contact Us



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New Instructions

Site Plan — Indicative Only



Laxfield

A residential development site with planning permission for 10 dwellings, in a rural location but only a short distance from the centre of the popular and desirable village of Laxfield.

Outline planning permission has been granted for the development of 10 residential dwellings with garaging and parking on a site extending to nearly 1.5 acres (0.61 hectares).

New Instructions

Plot 1



Front Elevation - east

Plot 2



Plot 3 Rear elevation



Plot 3 Front elevation

Worlingworth

An exclusive development of just three properties - a 4 bedroom house, a 2 bedroom bungalow and a 3 bedroom bungalow - in the pretty, rural village of Worlingworth.

Plot 1: Springfield Lodge- Entrance hall, sitting room, kitchen/dining room, study, utility room and cloakroom. Master bedroom with en-suite shower room, 3 further bedrooms and bathroom. Cartlodge style garage.

Guide Price - to be released

Plot 2: 1 Springfield Gardens Bungalow - Entrance hall, living/dining room, kitchen, 2 bedrooms and bathroom. Single garage. **Guide Price - £225,000**

Plot 3: 2 Springfield Gardens Bungalow - Entrance hall, living/dining room, kitchen/breakfast room, 3 bedrooms and bathroom. Parking. **Guide Price - £255,000**

Ref: 5811/J

New Instructions



Front elevation



View to rear

Lower Hacheston, Nr Wickham Market

A building plot with planning permission for a detached three bedroom chalet house, backing onto open farmland at the rear, in the accessible village of Lower Hacheston, close to Wickham Market.

A building plot extending to approximately 0.16 acres with planning permission for the erection of a chalet style house of approximately 1,518 square feet (141 square metres) offering entrance hall, open plan kitchen, dining and living room, sitting room, utility room, study, cloak/shower room and bedroom on the ground floor. Master bedroom with en-suite shower room, additional bedroom and bathroom on the first floor. Driveway and gardens at the rear backing onto open farmland.

£165,000

Ref: 5805/J

New Price



Playford, Near Woodbridge

A superb small parkland estate with attractive 6,000 sq ft red brick farmhouse, domestic & agricultural buildings, along with wonderful gardens & grounds extending to 60 acres, which include a 5 acre mere.

Hill House – drawing room, dining room, sitting room, kitchen, games room, study, stores, scullery and downstairs shower room.

Five first floor double bedrooms and two bathrooms. Attic rooms and cellar. Range of attractive red brick outbuildings including garaging, former stables, tack room and stores. Cart lodges and two substantial Dutch barns. Parkland predominantly laid to grass with a river running through the centre and a delightful mere. In all extending to 60 acres.

£1.3 million

Ref: 5732/C

New Price



Central Framlingham

A light & spacious, stunning former granary offering open plan living accommodation, situated in the heart of Framlingham within walking distance of the picturesque Market Hill.

Former granary tucked away and offering spacious accommodation of 2,500 sq ft comprising reception hall, open plan kitchen/dining/living room, sitting room and cloakroom. Master bedroom with en-suite dressing room and wet room, bedroom two with en-suite shower room and adjoining dressing room/study. Three further bedrooms and bathroom. Low maintenance, recently landscaped gardens and parking.

£675,000

Ref: 5718/C

Back on the Market



Framsden, Nr Debenham

A superb 4 bedroom barn conversion standing in a most outstanding location with undulating field views, within walking distance of The Cretingham Bell.

Hallway, open plan kitchen/dining room, 26' x 14'8 vaulted sitting room, utility room and cloakroom. Two ground floor double bedrooms. Two first floor double bedrooms, two en-suite shower rooms and a bathroom. Ample parking. Double cart lodge. Grounds of half an acre with stunning views.

£785,000

Ref: 5785/C

Auctions

Clarke &
Simpson

*Something
valuable
in the attic?*

Valuation Day

Saturday 9th September

10am - 1pm at Aldeburgh Cinema

All welcome!



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