

Property Update

Date: 7th September 2018

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



Location: Hacheston, Nr Framlingham

Ref: P6025/C

A delightful four bedroom cottage, sympathetically restored to the highest standards, with wonderful landscaped gardens and separate studio.

See page 2

Guide Price: £495,000

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



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James' Place
London SW1A 1NS

New Instructions



Hacheston

A delightful four bedroom cottage, sympathetically restored to the highest standards, with wonderful landscaped gardens and separate studio.

Entrance hall, sitting room, open plan kitchen/dining room, rear hall /utility room and shower room. Four bedrooms and bathroom. Studio, ideal as further accommodation with shower room. Former wash house. Off road parking. Beautiful landscaped gardens backing onto fields extending to over a quarter of an acre.

£495,000

Ref: 6025/C



Brandeston

An extremely well presented 3 bedroom barn-style house with landscaped gardens, in the village of Brandeston

Reception hall, kitchen/breakfast room, utility room, conservatory, sitting room, dining room and cloakroom. Master bedroom with en-suite shower room. Two further bedrooms and bathroom. Large garage/store. Parking for at least three vehicles.

£485,000

Ref: 6028/C

New Instructions



Easton

A detached bungalow in private grounds of approximately a third of an acre, located within the desirable village of Easton.

Entrance lobby, sitting room, 23' dining room/kitchen, utility room and cloakroom. Three double bedrooms and bathroom. Double garage. Front and rear gardens extending to approximately 0.3 acres in all.

£350,000

Ref: 6014/W/J



Blaxhall

An enchanting detached red brick cottage, tucked away off Rectory Road in the pretty rural village of Blaxhall.

Entrance porch, 19' sitting room, 19' kitchen/dining room and 19' ground floor bedroom one with wet room. First floor bedroom two with en-suite shower facilities. Delightful gardens. Garage and car port.

£325,000

Ref: 6015/W

New Instructions



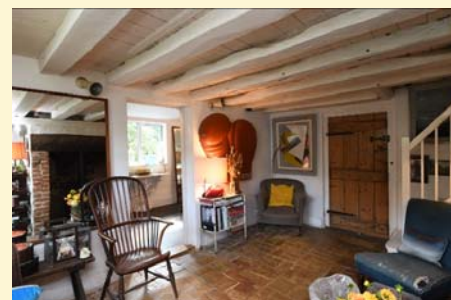
Laxfield

An attached three bedroom single storey cottage, renovated in a sympathetic style, situated in the rural Parish of Laxfield.

Hall, 20'5 x 15' sitting room/dining room with vaulted ceiling, kitchen area. Three bedrooms and bathroom. Gardens to front and rear.

£260,000

Ref: 6033/W



Sweffling

An idyllic and rustic two bedroom cottage lying in the heart of the pretty Suffolk village of Sweffling. Sitting room, kitchen, dining room/study. Downstairs shower room. Two first floor double bedrooms. Courtyard gardens to front and rear.

£245,000

Ref: 6021/C

New Instructions



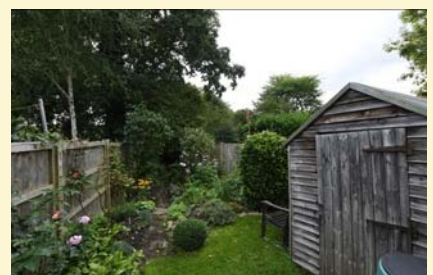
Old Martlesham

An end of terrace two bedroom cottage, that has been recently refurbished, in the village of Old Martlesham.

Sitting room, kitchen and bathroom. Two bedrooms. Enclosed rear garden.

£195,000

Ref: 6030/J



Earl Soham

A pretty two bedroom mid terrace cottage set within the heart of the popular village of Earl Soham

Hallway, sitting room, kitchen/dining room. 2 first floor bedrooms. Bathroom. Southwest facing garden with patio.

£185,000

Ref: 6029/C

New Instructions



Framlingham

A beautifully presented one bedroom first floor apartment, set on the edge of the Hopkins Homes development within walking distance of the centre of Framlingham
Communal entrance lobby, kitchen/sitting room. Bedroom and bathroom. Allocated parking for one car plus additional communal visitor spaces. Communal bicycle stores.

£150,000

Ref: 6031/C

New Price



Swilland

A detached 4 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.

£525,000

Ref: 5921/C

New Price



Framlingham

A period style, modern, two bedroom detached cottage situated within walking distance of all Framlingham has to offer.

Kitchen/dining room, sitting room and ground floor cloakroom. Two first floor double bedrooms and bathroom. South and east facing low maintenance patio garden.

£250,000

Ref: 5567/C

Open Day - Saturday 15th September - 11am to 1pm



Saxmundham

OPEN DAY - Saturday 15th September - 11.00am - 1.00pm

A new development of just six townhouses, designed and built to a high standard for the local community, in the centre of the popular market town of Saxmundham.

Plot 1 - 4 bedroom end terrace - £260,000 - SOLD; Plot 2 - 2 bedroom mid terrace - £195,000

Plot 3 - 3 bedroom mid terrace - £235,000 ; Plot 4 - 3 bedroom mid terrace - £239,500

Plot 5 - 2 bedroom mid terrace - £190,000; Plot 6 - 3 bedroom end terrace - £240,000 - SALE AGREED

Prices From £190,000

Ref: 5898/J

Property Auction



To be held at the
Ufford Park Hotel
(Deben Suite)
Yarmouth Road, Melton, Nr Woodbridge,
Suffolk IP12 1QW

Thursday 18th October 2018 at 6:00pm

Catalogue available from 13th September 2018

Clarke & Simpson Auction Centre Forthcoming Auctions

Antique & Fine Art - Wednesday 3rd October
Closing date for entries 7 September

Farm Machinery - Saturday 27th October
Closing date for entries 7 September

Art Deco, 20th Century Design & Retro - Monday 29 October
Closing date for entries 5 October

Antique & Fine Art - Wednesday 5 December
Closing date for entries 9 November



Campsea Ashe
Nr Wickham Market
Suffolk IP13 0PS
Tel: 01728 746323 Fax: 01728 748173
Email: auctions@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk