

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date 16th April 2025

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



Cransford,
Nr Framlingham

Ref: 7518/J

A most delightful two/three bedroom semi-detached cottage, with gardens of over half an acre, enjoying stunning views to the rear across the Alde Valley.

See page 2

Guide Price £550,000

EASTER OPENING HOURS

Good Friday 18th April	Closed
Saturday 19th April	9am-1pm
Easter Sunday 20th April	Closed
Easter Monday 21st April	Closed
Tuesday 22nd April	9am - 5pm

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



Cransford, Nr Framlingham

A most delightful two/three bedroom semi-detached cottage, with gardens of over half an acre, enjoying stunning views to the rear across the Alde Valley.

Sitting room, drawing room/ground floor bedroom, kitchen/dining room, conservatory, utility room, inner hallway and bathroom. Two first floor double bedrooms and shower room. Double garage and generous shingled driveway. Potting shed. Gardens and grounds extending to approximately 0.58 acres (0.23 hectares).

EPC = E

£550,000

Ref: 7518/J

New Instruction – Building Plot – 9 acre



Wingfield, Nr Harleston - Building Plot - 9 acre

A stunning, 9 acre plot with planning permission to construct a superb five bedroom house of over 3,000 sq feet, within walking distance of the village pub and shop.

Planning permission to demolish the existing barn and to construct a single dwelling of 293m² (3,153 sq ft) along with a cartlodge. The accommodation is to comprise on the ground floor, a reception hall, an open plan kitchen/dining/sitting room, pantry, utility room, study, family room, boot room, cloakroom along with a principal bedroom with dressing room and en-suite. First floor - four bedrooms, bathroom, three en-suites and dressing room. Formal gardens with parking, cartlodge and feature pond. Meadow with pond. In all, 9 acres.

£500,000

Ref: 7600/C

New Instruction



Framsden, Nr Framlingham

A detached cottage standing in a lovely position on a small country lane between the villages of Cretingham and Framsden.

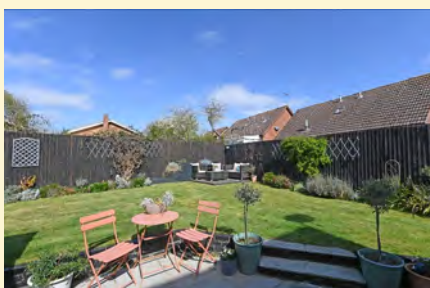
Hallway, sitting room, kitchen, utility room, dining room, conservatory and downstairs wet room. Four first floor bedrooms and bathroom. Off-road parking, gardens and outbuildings. In all, a third of an acre.

EPC = E

£425,000

Ref: 7561/C

New Instruction



Debenham

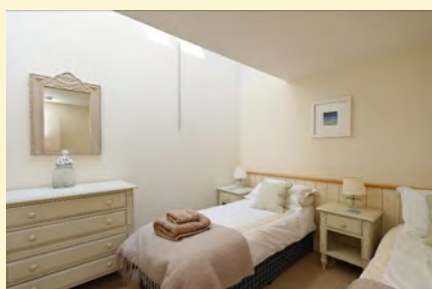
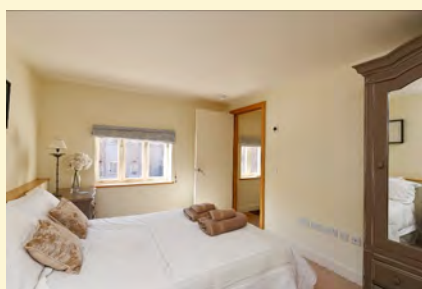
An extended four bedroom, semi-detached, chalet style house presented in excellent order throughout, just a short walk from the amenities of the village of Debenham.

Entrance porch, reception hall, sitting/dining room, kitchen/breakfast room, garden room, utility room and cloakroom. Three first floor bedrooms, family bathroom and separate WC. Second floor double bedroom. Off-road parking for two to three vehicles. Single garage. Gardens to front and rear.

£415,000

Ref: 7595/B

New Instruction



Snape, Heritage Coast

A stunning two-bedroom duplex apartment forming part of the Snape Maltings complex, conveniently located for the Heritage Coast at Aldeburgh and Orford.

Entrance hall, principal bedroom with en-suite shower facilities. Further double bedroom and family bathroom. Open plan living/kitchen/dining room. Private balcony. Secure parking and storage facilities. Communal courtyard. No onward chain.

EPC = C

£375,000

Ref: 7588/B

New Instruction – Development Site



Badingham, Nr Framlingham - Development Site

A rural development site of nearly a third of an acre with planning permission for the erection of two 4 bedroom detached dwellings on the edge of Badingham, near Framlingham.

Full planning permission was granted by East Suffolk Council on 17th January 2025 for the construction of two 4 bedroom detached houses with a new shared access on a site that extends to approximately 0.3 acres (0.12 hectares) in all.

£300,000

Ref: 7578/J

New Instruction – Building Plot



Bedfield, Nr Framlingham - Building Plot

A central village building plot with planning permission for a self-build three bedroom bungalow with garage in Bedfield.

A building plot extending to approximately 0.22 acres (0.09 hectares) with planning permission for the construction of a self-build bungalow of nearly 1,300 square feet (118 square metres) offering entrance hall, open plan kitchen and dining room, sitting room and utility room. Principal bedroom with en-suite shower room, two bedrooms and a bathroom. Garage and driveway. Gardens to front and rear.

£175,000

Ref: 7596/J

New Development

Plot 6



Plot 2



Plot 3



Plot 4



Plot 7



Wheel Forge, Bedfield, IP13 7EE

An impressive new development of just nine houses and bungalows, forming part of the well regarded rural village of Bedfield.

Plot 2 - 3 bed semi-detached houses with parking £340,000

Plot 3 - 3 bedroom detached bungalow with parking £435,000

Plot 4 - 3 bedroom detached house with garage £460,000

Plot 6 - 4 bedroom detached house with garage - £522,500

Plot 7 - 3 bedroom detached bungalow with garage - £450,000

Predicted EPC = All plots are predicted to be Band B

Ref: 7174/J

For Sale by Online Auction



Wrentham, Nr Heritage Coast

A superb and substantial Hall extending to over 4500 sq ft along with an excellent range of Suffolk barns, in grounds of 2 acres and located just 2.5 miles from the sea.

Hall - Three reception rooms, study, kitchen, utility room, pantry, stores and cloakroom. Cellar. Seven first floor bedrooms and three bathrooms. Substantial garaging and store buildings. Range of brick and timber Suffolk barns.

EPC = G

For Sale By Timed Online Auction - 24th April 2025

£450,000

Ref: 7483/C

New Price



Charsfield, Nr Framlingham

An immaculate and contemporary four bedroom detached house located in the heart of the popular village of Charsfield.

Entrance hall, sitting room, kitchen/dining room, garden room, separate utility room and cloakroom. Principal bedroom with en-suite shower room, three further good size bedrooms and a family bathroom. Landscape gardens to front and rear. Single garage and driveway providing off-road parking for two vehicles. No onward chain.

EPC = B

£525,000

Ref: 7564/B

Back on the Market



Cretingham, Nr Framlingham

A very special, period farmhouse, with consent to be extended, along with a fabulous independent lodge, with possibly one of the finest views in Suffolk.

The farmhouse and the lodge stand in over 2.6 acres.

There is planning consent in place to extend the main house by a further 84 sq m (904 sq ft).

Further 2.6 acres available by negotiation.

EPC = N/A (Listed Property)

£1,050,000

Ref: 7362/C

New Price



Waldringfield, Nr Ipswich

A superb, contemporary and versatile house situated within walking distance of the school, pub and river in the heart of the village of Waldringfield.

Reception hall, cloakroom, open-plan kitchen/sitting/dining room, utility room, bathroom, ground floor principal bedroom with en-suite shower room, second ground floor bedroom/study. Two first floor bedrooms and shower room. Ample off road parking, double garage with store room above and south facing garden with outbuilding. In all, approximately 0.25 acres.

EPC = B

£850,000

Ref: 7514/C

New Price



Wickham Market

A mid terrace, two bedroom period cottage, situated close to the centre of the popular village of Wickham Market.

Sitting room and kitchen. Double bedroom, single bedroom and bathroom. Courtyard garden and store building. On-street parking.

EPC = F

£169,500

Ref: 7555/J

The logo for the London & Country Property Show 2025. The word 'LONDON' is in large, bold, white capital letters, with each letter containing a different night-time cityscape of London. The word '&' is in a smaller, white, stylized font. The word 'COUNTRY' is in large, bold, white capital letters, with each letter containing a different daytime landscape of the English countryside. Below this, the words 'PROPERTY SHOW 2025' are written in a smaller, black, sans-serif font.

LONDON & COUNTRY PROPERTY SHOW 2025

Wednesday 30th April

1.30pm - 6.30pm

Chelsea Old Town Hall, King's Road, SW3 5EE

We will be showing off all our properties at the show and to our applicants who are based in and around London - we would be very pleased to see you on the day.

www.londonandcountryproperty.co.uk

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Last year we found homes for over 400 families, bought and sold more than 3,000 acres of land for clients, and we continued to manage 65,000 acres.

We also sold antiques and fine art to buyers from 28 countries including Australia, Russia, China and the USA - and a total of some 50,000 lots at our weekly Monday Sale!

Take a look at our new website
www.clarkeandsimpson.co.uk

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