

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date 27th November 2024

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



Framlingham

Ref: 7488/C

*A delightful cottage situated in a lovely rural location on a small country lane, within walking distance of Framlingham.*

*See page 2*

**Guide Price £399,995**

## OPENING HOURS

Monday	9am - 5pm	Thursday	9am - 5pm
Tuesday	9am - 5pm	Friday	9am - 5pm
Wednesday	9am - 5pm	Saturday	9am - 1pm

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



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

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

# New Instruction



## Framlingham

A delightful cottage situated in a lovely rural location on a small country lane, within walking distance of Framlingham.

Open plan kitchen/breakfast room, sitting room, dining room and cloakroom. Two first floor bedrooms and bathroom. Ample off-road parking, double cart lodge, outbuildings and gardens. In all 0.25 acres.

EPC = E

£399,995

Ref: 7488/C



# *New Instruction*



## Framlingham

A detached three bedroom bungalow, located just a short walk from all the amenities of Framlingham.

Entrance, open plan kitchen/sitting/dining room, three-bedrooms and family bathroom. Single garage, off-road parking and garden.

EPC = D

£350,000

Ref: 7479/C

ONLINE  
AUCTION  
PROPERTIES



# *For Sale By Online Auction*



## **Bedingfield, Nr Debenham**

A five bedroom Grade II listed farmhouse that now requires complete renovation, together with over 13 acres and including a vast range of agricultural buildings and barns.

Entrance hall, kitchen, bathroom, dining room, study and drawing room. Five bedrooms on the first floor. A range of agricultural buildings and barns. Grounds extending to approximately 13.5 acres.

*EPC = N/A Listed*

**For Sale By Timed Online Auction - 3rd December 2024**

£540,000

Ref: C1144(D)



# For Sale By Online Auction



## Rishangles, Nr Eye

A three bedroom bungalow with grounds of approximately 2.4 acres, standing in a lovely location on the edge of the village of Bedingfield.

Hallway, sitting room, dining room, kitchen and lean-to greenhouse. Three bedrooms and bathroom. Front and rear gardens extending to 2.4 acres. Off-road parking space.

*EPC = E*

For Sale By Timed Online Auction - 3rd December 2024

£325,000

Ref: C1144(D)



# For Sale By Online Auction



## Knodishall, Nr Saxmundham

A two bedroom semi-detached former local authority bungalow, located in the popular village of Knodishall, a short drive from the heritage coast.

Sitting room and kitchen. Two bedrooms and a wet room. Gardens to the front and rear. Off-road parking for three to four vehicles.

EPC = C

For Sale By Timed Online Auction - 18th December 2024

OIEO £75,000

Ref: 7477/B



# For Sale By Online Auction



## Alderton, Nr Heritage Coast

A three bedroom semi-detached former local authority house, located in the peninsula village of Alderton.

Entrance hall, sitting room, dining room, kitchen. Three first floor bedrooms and a family bathroom. Large enclosed garden to rear. Off-road parking for two/three vehicles.

EPC = D

For Sale By Timed Online Auction - 18th December 2024

OIEO £100,000

Ref: 7478/B



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# NEW HOMES





Plot 1 - 3 bedroom detached house  
£575,000 (The Lilac)



Plot 2 - 2 bedroom semi-detached houses £350,000 (The Honeysuckle)  
Plot 3 SSTC



Plot 4 - 4 bedroom detached house  
£695,000 (The Lavender)



Plot 5 - 3 bedroom detached bungalow  
£595,000 (The Iris)



Plot 6 - 4 bedroom detached bungalow  
Awaiting Release



Plot 7 - 3 bedroom detached bungalow  
Awaiting Release



Plot 8 - 3 1/2 bedroom detached house  
Awaiting Release



Plot 9 - 4 bedroom detached house  
Awaiting Release

## The Langshaw, Framlingham, IP13 9RE

An exclusive new development of just nine bespoke properties, by the award winning local developer, Landex New Homes, just a short distance from the centre of the desirable market town of Framlingham.

The properties will be finished to a high standard with high quality kitchens with quartz worksurfaces and a range of integral appliances. Roper Rhodes sanitaryware and Merlyn shower enclosures will be used within the bathrooms and shower rooms. Flooring provided throughout. Gardens will be landscaped. Samsung air source heat pumps.

Plots 1,2,3,4 & 5 Ready for Immediate Occupation

Predicted EPC = All plots are predicted to be Band B

Ref: 7129/J





Plot 1 - 2 bedroom detached bungalow £399,500



Plot 2 - 2 bedroom detached bungalow

### Plot 1 Trefoil Place, Halesworth, IP19 8BT

A two bedroom detached bungalow on a stunning new development of just four bungalows by Beauly Homes, just a short walk from the centre of the desirable market town of Halesworth.

Entrance hall, living room, kitchen/dining room and utility room. Principal bedroom with en-suite shower room, bedroom 2 and bathroom,

EPC = Plot 1 - C  
Ref: 7308/J





Plots 1 & 2 - 3 bed semi-detached houses with parking £365,000



Plot 3 - 3 bedroom detached bungalow with parking £460,000



Plot 4 - 3 bedroom detached house with garage £485,000



Plot 5 - 4 bedroom detached house with garage - £560,000



Plot 6 - 4 bedroom detached house with garage - Awaiting Release



Plot 7 - 3 bedroom detached bungalow with garage - Awaiting Release



Plot CP1- 4 bedroom detached house with garage - Awaiting Release



Plot CP2 - 3 bedroom detached bungalow with garage - Awaiting Release

## 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.

Each of the properties will enjoy a generous landscaped plot with car parking or garaging facilities. Inside the properties will be completed to a high standard, with quartz worksurfaces and upstands in the kitchen together with Bosch appliances. The bath/shower rooms will be fully tiled and fitted with Roca sanitary ware as well as underfloor heating. Samsung air source heat pump.

*Predicted EPC = All plots are predicted to be Band B*

Ref: 7174/J





Plot 5



Plot 3



Plot 4



Plot 8

## Otters Holt, Debenham, IP14 6FE

An exclusive new development of just eight impressive houses, occupying a stunning site and only a short distance from the centre of the popular and desirable village of Debenham.

**Plot 3** - A semi-detached house comprising entrance hall, sitting/dining room with sliding doors opening onto the rear garden, kitchen and cloakroom. Two bedrooms, study/bedroom 3 and bathroom. Single garage and driveway. Landscaped gardens to the front and rear. EPC = B. **Guide Price - £349,950**

**Plot 4** - A semi-detached house comprising: entrance hall, sitting/dining room with sliding doors opening onto the rear garden, kitchen and cloakroom. Two bedrooms, study/bedroom 3 and bathroom. Single garage and driveway. Landscaped gardens to front and rear. EPC = B. **Guide Price - £339,950**

**Plot 5** - A stunning new four bedroom detached house with accommodation comprising: entrance hall, living room with bifold doors opening onto the rear garden, kitchen/dining room, family room, utility room and cloakroom. Master bedroom with en-suite shower room, three further bedrooms and bathroom. Detached double garage and driveway. Extremely large south facing turfed rear garden. EPC = A. **Guide Price - £725,000**

**Plot 8** - Accommodation to comprise: entrance hall, living room with French doors opening onto the rear garden, kitchen/dining room, family room, utility room and cloakroom. Master bedroom with en-suite shower room, three further bedrooms and bathroom. Detached double garage and driveway. Large rear garden. Build completion anticipated Autumn 2024. EPC = A **Guide Price - £725,000**

Ref: 6631/J





## Blyth Vale, Hill Farm Road, Halesworth, IP19 8JX

A four bedroom link detached house located at Blyth Vale, in the picturesque Suffolk town of Halesworth, not far from Southwold.

Entrance hall, kitchen, 18' dining room, utility room, 18' living room with French doors. Three double bedrooms, one single bedroom, (which could alternatively be used as a study). en suite shower room. Good-sized bathroom. This home was previously the show home at Blyth Vale and is available from spring 2025.

*Internal photos are illustrative only*

*EPC = B (predicted)*

£419,500

Ref: 6446/J



No.3 - 4 bedroom detached house £550,000



No.1 - 3 bedroom detached house £445,000



No.4 - 2 bedroom detached house  
SSTC

## Pipers Court, Worlingworth, Woodbridge, Suffolk, IP13 7FF

A new development of just eight properties situated in the centre of the village of Worlingworth, close to the amenities of Framlingham and Debenham.

No. 1 - Hall, cloakroom, kitchen/dining room & sitting room. Bedroom one with en-suite shower room, two further double bedrooms & bathroom. Large single garage. Off-road parking for at least two vehicles. EV charging point.

No. 3 - Hall, cloakroom, sitting room, kitchen/dining room, utility room & study. Bedroom one with en-suite shower room, three further double bedrooms and family bathroom. Double garage. Off-road parking for at least four vehicles. EV charging point.

No. 4 - Reception hall, cloakroom, sitting room and kitchen/dining room. Two first floor spacious double bedrooms and bathroom. Large single garage and off road parking. Front and rear gardens. EV charging point. SSTC

EPC = TBC

Ref: 7425/C





## 2 Old Hall Loke Hall Road, Spexhall, Halesworth, IP19 0RR

One of three highly impressive and bespoke new houses situated in a stunning rural position within the parish of Spexhall, just over two miles from Halesworth.

Entrance hall, kitchen/dining room, boot/laundry room and plant room. Sitting room, family room/downstairs bedroom five and shower room. Four first floor double bedrooms, two with en-suites and family bathroom. Large garage. Gardens.

(Number 1 - SSTC and Number 3 - £850,000)

*Predicted EPC = B*

Number 2 - £825,000

Ref: 7342/2/C