

An extended 1960's four bedroom house, occupying a plot of nearly 3/4 acre in a delightful rural location overlooking open farmland at the rear.

Guide Price
£695,000 Freehold
Ref: P7348/J

Bramble Tye
Snares Lane
Monk Soham
Suffolk
IP13 7EZ



Entrance hall, 18' sitting room, kitchen/breakfast room, dining room/playroom, utility/boot room and shower room. Galleried landing, four double bedrooms and bathroom. Landscaped gardens and grounds extending to Approximately 0.71 acres (0.29 ha).

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Location

Bramble Tye is set along Snares Lane in a delightful rural location on the edge of Monk Soham with its delightful church. The village of Bedfield, with its primary school is 2 miles away and the village of Earl Soham with its pub, butchers, deli, doctors surgery and school is 2.5 miles. The large village of Debenham has a highly regarded high school as well as a small Co-op supermarket and other shops and services. Framlingham is just 5.5 miles which is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away. Framlingham has previously been voted the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street station, scheduled to take just over the hour.

Description

Bramble Tye is a wonderful example of a spacious and light 1960's house that occupies a generous plot of nearly three quarters of an acre in a delightful rural location within the parish of Monk Soham. In recent years the vendors have undertaken an extensive programme of renovation and refurbishment, including extending the kitchen to create an impressive breakfast room together with the conversion of the garage to create the dining room/playroom and utility/boot room. Bramble Tye also benefits from delightful landscaped gardens, that the vendors have worked incredibly hard on over the years. The rear garden, which faces a westerly direction, back on to agricultural land and offers far reaching views.



The Accommodation

The House

Ground Floor

A wood effect composite front door set within a covered porch opens into the

Entrance Hall 11' x 7' (3.35m x 2.13m)

A spacious area for receiving guests and with staircase rising to the first floor. Door to cloak cupboard, with water softener, wood effect tile flooring, radiator and doors off

Shower Room

With fully tiled shower enclosure, WC and pedestal wash basin. Wood effect tile flooring to match the Entrance Hall and radiator.

From the Entrance Hall, a door opens into the

Sitting Room 18' x 11' plus 18' x 15'2 (5.49m x 3.35m plus 5.49m x 4.62m)

An impressive and spacious reception room that is partly sub-divided by the chimney stack and linking well with the Kitchen/Breakfast room. A light room with fully glazed French doors and windows providing wonderful views of the garden and agricultural land beyond. The focal point of the room is the brick fireplace with raised stone hearth containing the Stovax wood-burning stove. Shelved recess, understairs study area, built-in storage cupboards, radiators, wall light points and engineered wood flooring.



Kitchen 24'5 x 23'2 (7.44m x 7.06m)

An extremely light room with large window overlooking the driveway and gardens. Well fitted with a good range of cupboard and drawer units with wooden block worksurfaces incorporating a ceramic sink with mixer tap and drainer. Rangemaster Kitchener cooker with matching light and extractor hood over. Recess for dishwasher and under counter oil-fired boiler. Peninsular breakfast bar and recess for American style fridge/freezer. Downlighters. Wood effect vinyl flooring and underfloor heating.



Breakfast Room

Another wonderfully light room with French doors with side lights offering views of the garden and farmland beyond. Downlighters and ceiling lantern and doors returning to the Dining Room. Wood effect vinyl flooring to match the Kitchen with underfloor heating and radiator. From the Kitchen area, a part glazed wooden door provides access to the



Utility/Boot Room 17' x 6'3 (5.18m x 11.9m)

With part glazed door providing access to the garden. Further range of cupboard and drawer units with granite effect worksurface over incorporating a ceramic sink with mixer tap and drainer. Recess and plumbing for washing machine, tiled flooring with underfloor heating, downlighters and part glazed door through to the

Dining Room/Playroom 17' x 10'4 (5.18m x 3.15m)

An extremely useful, multi-functional room that is currently used as a dining room but could be utilised as a playroom or ground floor bedroom if required. Glazed French doors providing access to the garden, together with windows on the gable elevation. Wood effect vinyl flooring with underfloor heating and downlighters.



Stairs from the Entrance Hall rise to the

First Floor

Landing

In a galleried style with large window on the side elevation providing plenty of light. Radiator. Doors to



Bedroom One 15'10 x 11'10 (4.83m x 3.61m)

A very generous double bedroom with windows on the rear and side elevation offering far reaching views. Range of built-in wardrobe cupboards and radiator.



Bedroom Two 12'3 x 12' (3.73m x 3.66m)

Another good sized double bedroom with large window on the gable elevation and overlooking the gardens. Radiator.



Bedroom Three 12' x 10' (3.66m x 3.05m)

A double bedroom with window on the gable elevation providing far reaching views to the west. Radiator.

Bedroom Four 12' x 9'8 (3.66m x 2.95m)

A double bedroom that is currently used as a study/hobby room. Large window on the side elevation and range of fitted shelving. Built-in wardrobe cupboard and radiator.



Bathroom

With pea shaped bath in tiled enclosure with separate shower attachment over, WC and pedestal wash basin. Wood effect flooring, radiator and door to airing cupboard. Access to roofspace.



Outside

Bramble Tye will be found in a delightful rural location, and set along a no-through road. A five-bar gate opens onto a generous shingle driveway for the parking and turning of vehicles. Flanking the driveway are the gardens, which are mainly laid to grass for ease of maintenance, but interspersed with a number of established trees and shrubs, together with a well stocked border containing a wide variety of flowers.

Beside Bramble Tye there is a useful storage area, where the oil tank, wood store and shed will be found.

The rear garden is a beautiful area, that the current vendors have spent a huge amount of time transforming. Immediately adjoining the rear of Bramble Tye is a patio and gravelled seating area, that is partly enclosed within well stocked borders and trellis supporting established roses. Beyond this is the garden, which again is predominantly laid to grass for ease of maintenance, but partly enclosed by herbaceous borders that contain a variety of fruit bearing trees, roses and perennials. Beside the patio and gravelled area, is the herb garden, which contains a number of raised beds set within gravelled walkways.

The rear garden backs onto agricultural land which offers far reaching views. Facing in westerly direction the rear garden enjoys the sun during the latter part of the day and into the evening.

In all, the gardens and grounds extend to approximately 0.71 acres (0.29 ha).

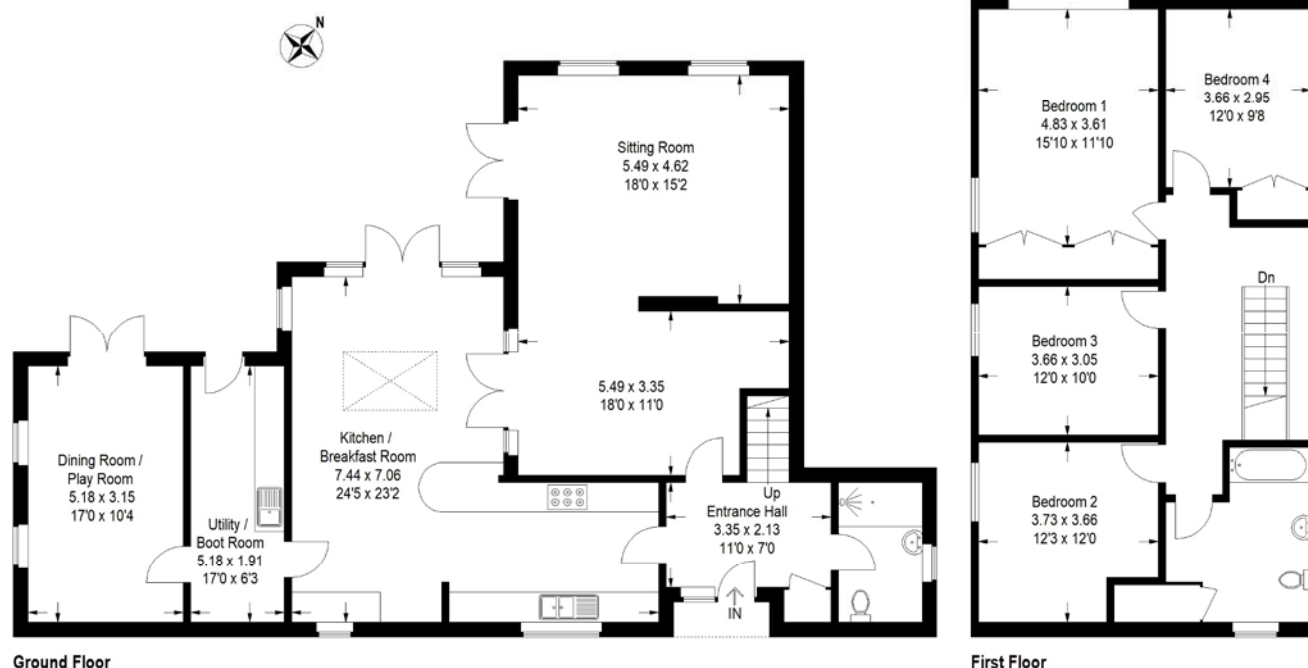
Site Plan - Indicative Only





Bramble Tye, Monk Soham

Approximate Gross Internal Area = 213.2 sq m / 2295 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage system. Oil fired boiler serving the hot water and central systems. Electric underfloor heating to part.

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = E (full report available from the agent)

Council Tax Band F ; £2,8541.42 payable per annum 2024/2025

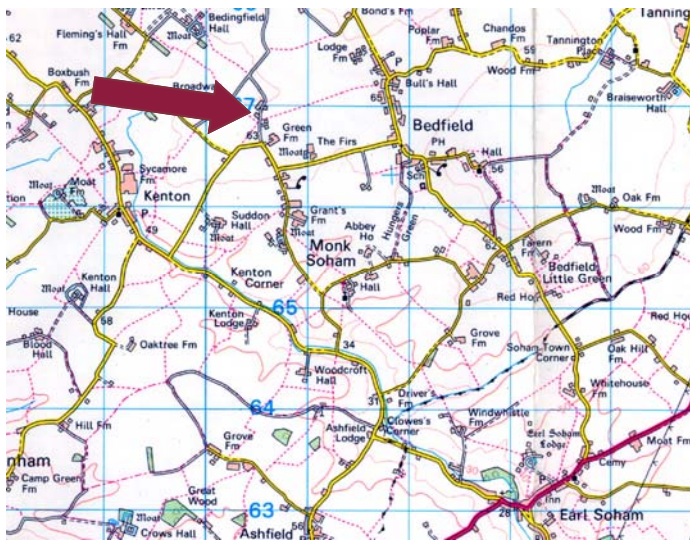
Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0300 1234000

NOTES

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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

May 2024



Directions

From Framlingham, proceed to Saxtead Green on the B1119 and turn left onto the A1120. Take the first right turn towards Bedfield. Continue to the end of the road and turn right. Proceed into the village of Bedfield, passing the primary school on the left hand side. As you enter the centre of Bedfield, turn left onto Monk Soham Lane. At the junction in Monk Soham Green, turn right, turning right again onto Snares Lane where the property will be found after approximately one third of a mile on the left hand side.

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