

*A delightful three bedroom detached cottage presented to a high standard, situated in a tucked away position in Earl Soham, within walking distance of the pub and deli/butchers.*

Guide Price  
£425,000 Freehold  
Ref: P7370/C

Anstey Gate  
Little Green  
Earl Soham  
Suffolk  
IP13 7RZ



Sitting room, living/dining room, kitchen and cloakroom.  
Three bedrooms and bathroom.  
Parking space.  
South west facing garden extending to 0.2 acres.

Contact Us



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

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

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## Location

Anstey Gate stands in the heart of the picturesque village of Earl Soham. The village, with its active community, provides a range of local facilities, including an award winning local butcher and primary school. There are tennis and bowls clubs, as well as the well renowned Victoria public house. The historic market towns of Framlingham (4 miles to the east), Debenham (4 miles to the west) and Woodbridge (13 miles to the south), provide a wide range of local shopping, commercial and recreational facilities, together with excellent schools in both the private and state sectors. The village lies within a designated conservation area and is surrounded by the picturesque countryside of the Deben Valley. The county town of Ipswich lies some 14 miles to the south and provides regular main line rail services to London's Liverpool Street Station, taking just over one hour. The A14 is accessible some 12 miles to the west and provides a dual carriageway link to Cambridge and The Midlands, as well as to London via the A12.

## Description

Anstey Gate is a charming detached cottage, much of which was rebuilt in a sympathetic style, but using more modern techniques. It benefits from attractive timber double-glazed windows throughout and oil-fired central heating system. There are exposed timbers and a central double sided fireplace with an open fire on one side, and a wood burner on the other. A front door opens to a hallway off which is a cloakroom with WC and the sitting room. This dual aspect room has the open fire and has exposed floor boards which continue through into the living room/dining room. Here there is a spiral staircase leading to the first floor landing, a door to the exterior and windows to both sides. A large opening leads through to the kitchen which is fitted with a bespoke range of high and low level wall units. Is also home to a Rayburn stove that also serves the central heating system.

On the first floor landing there are exposed timbers and brick chimney breast as well as a window with views of Earl Soham's pretty street scene. Off the landing are three bedrooms and also a well equipped bathroom.

Outside, there is parking space for at least one vehicle and access to the garden. Immediately abutting the living/dining room is a south-west facing patio, beyond which is an extensive area of lawn. The gardens include garden sheds. In total, the grounds extend to approximately 0.2 acres.





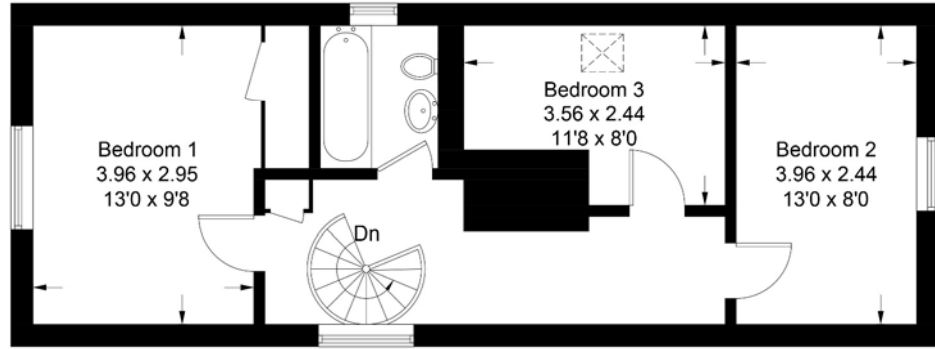




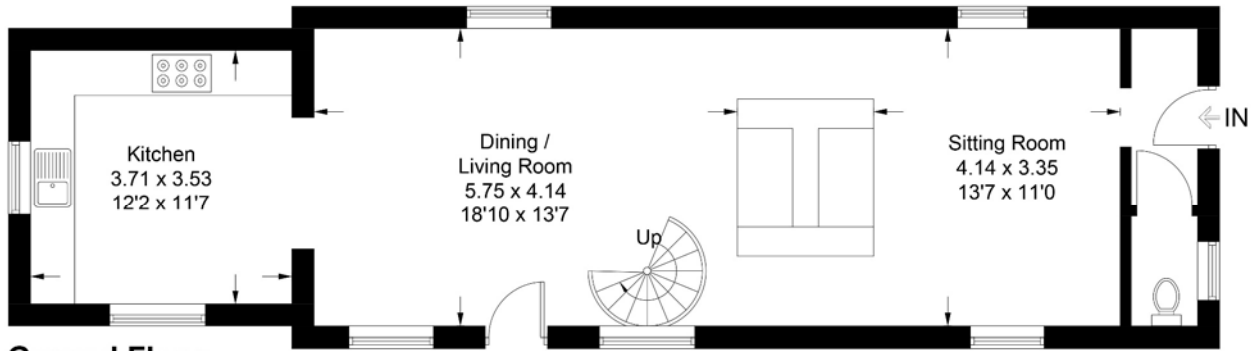


# Anstey Gate, Earl Soham

Approximate Gross Internal Area = 110.7 sq m / 1191.6 sq ft



**First Floor**



**Ground Floor**

For identification purposes only. Not to scale. Copyright fullaspect.co.uk  
Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity. Oil-fired central heating system.

*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 = F, copy available upon request.

*Council Tax* Band D ; £2033.19 payable per annum 2024/2025

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

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.

*June 2024*



## Directions

From Framlingham proceed into Earl Soham having passed John Huttons butchers/deli on the right hand side, turn right onto the small lane towards Little Green. Once on little green, bear to the left to the parking area for Anstey Gate. Please see the site plan within the particulars.

What3Words location:

///crabmeat.playroom.vacancies



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.