

*A modern, well built and presented three bedroom semi detached house in the popular village of Earl Soham, a short drive from the market town of Framlingham.*

Guide Price  
£395,000 Freehold  
Ref: P7440/B

Century Cottage  
The Street  
Earl Soham  
Suffolk  
IP13 7SF



Entrance hall, sitting room, kitchen/dining room and ground floor shower room.

Three good size double bedrooms and family bathroom.

Enclosed gardens to front and rear.

Off road parking for two vehicles.

Abutting farmland to rear with rural views.

Contact Us



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## Location

Century Cottage stands close to the heart of the centre of the desirable village of Earl Soham. The village, with its active community, provides a range of local facilities, including an award winning local butcher, primary school and doctors surgery. There are tennis and bowls clubs, as well as a village hall. 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

Century Cottage was built in 2016 and forms part of a small exclusive development of five dwellings. This pretty three bedroom semi-detached house has red brick elevations under a pitch tiled roof with wrought iron post and rail fencing along the boundary. The accommodation is spacious and well presented, and flows very well. A front door provides access to the good size entrance hall with doors off to the sitting room, kitchen/dining room and ground floor shower room. The kitchen/dining room has a range of matching wall and base units with pan drawers and integrated appliances including a dishwasher and fridge/freezer. In addition is a Neff induction hob with extractor fan above and high level Neff fan assisted oven and combination oven above. In the dining area there are French style doors that lead out to the rear garden and paved terrace. On the first floor there are three double bedrooms and a family bathroom. This comprises bath with shower over, WC and hand wash basin with cupboards under.

Externally, the property is approached via a shared driveway which leads to a private driveway with parking for two vehicles. To the side of the driveway is a pathway that leads through the front garden, to the front door where there is a covered storm porch. The garden to the front is laid to lawn with established flower and shrub borders. The rear garden is mainly laid to lawn and enclosed by panel fencing and hedging and abuts farmland to the rear. A paved terrace runs along the width of the house immediately behind the property. There is an outside water tap as well as a timber shed.





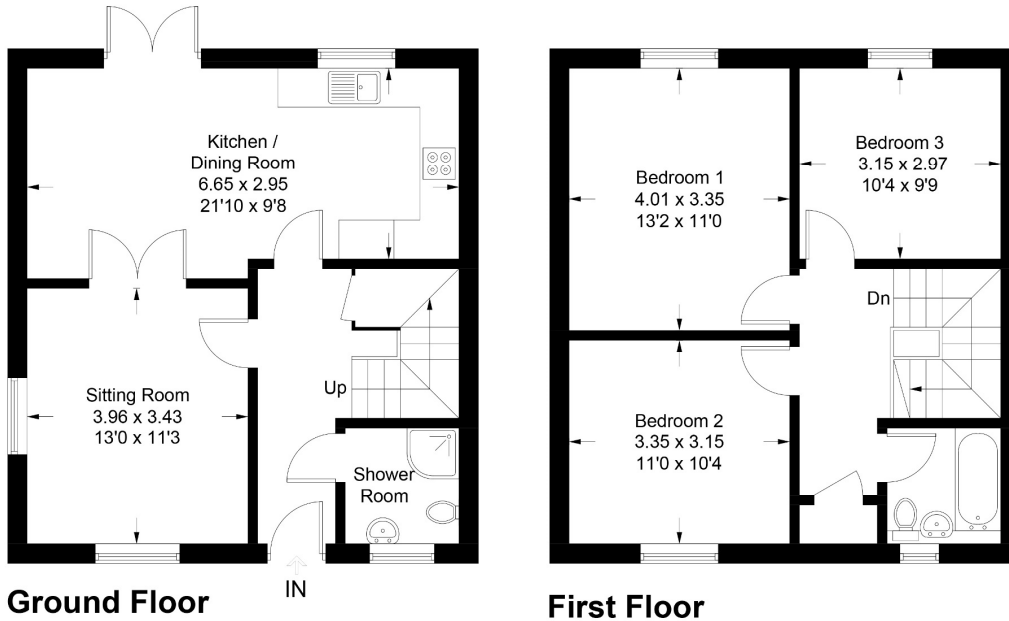






## Century Cottage, Earl Soham

Approximate Gross Internal Area = 98.1 sq m / 1056 sq ft



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage and electricity. Oil-fired central heating with external boiler. Vendor is responsible for a reasonable share of the cost of maintaining the driveway over which they have a right of way.

**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 = B (Copy available from the agents upon request)

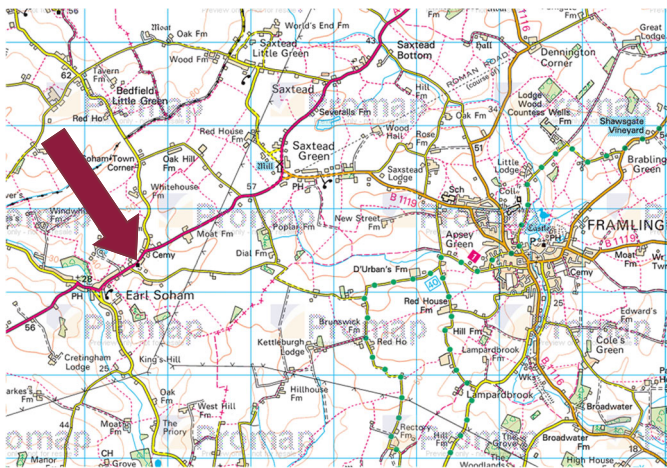
**Council Tax** Band C; £1,878.28 per annum 2024/2025

**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.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. Please note that there are restrictive covenants which state that no caravans or satellite dishes are permitted.

**September 2024**



## Directions

Leaving Framlingham along College Road turn left onto Mount Pleasant passing Thomas Mills High School and out of the town entering the village of Saxtead. Continue through Saxtead to the junction with the A1120 and turn left signposted to Earl Soham. On entering the village bear left at the sharp left hand bend and a short distance along on the right, take the shared driveway leading onto the small development. Century Cottage will be found at the end of the road, bearing left and the second property on the right hand side.

What3Words location: ///paraded.savers.sourcing



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