

A delightful and beautifully presented four bedroom village house set in the very centre of Wickham Market.

Guide Price
£540,000 Freehold
Ref: P7654/C

Bank House
77 High Street
Wickham Market
Woodbridge
Suffolk
IP13 0RA



Dining room, sitting room, kitchen/breakfast room, study, ground floor bedroom with en-suite shower room and cellar.

Three first floor double bedrooms, en-suite shower room and bathroom.

External laundry room, boiler shed and gardeners WC.

Off-road parking and delightful courtyard garden.

Contact Us



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Location

Bank House occupies a superb position overlooking the Market Square in the heart of this thriving community, close to the River Deben and within easy reach of the Suffolk Heritage Coast (Orford 10 miles). Wickham Market lies about 12 miles north-east of the County Town of Ipswich and just off the A12 providing dual carriageway driving to Woodbridge (4 miles), Ipswich, London and the South. There is also a railway station at nearby Campsea Ashe with rail services to London each day and many connecting trains to services from Ipswich to London which take just over the hour. There are a number of shops and offices grouped around the Market Square which offers convenient parking and as well as shops there is a choice of places to eat, along with a doctors surgery, pharmacy and library within walking distance. The village benefits from a Co-Op supermarket and a recently re-opened pub, The George. The local tourist attractions such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo are all within 10 mile radius.

Description

Bank House is believed to date from the 16th Century and is Grade II Listed of heavy oak timber frame construction under a tiled roof with later Victorian additions to the rear. It is believed to be one of the oldest buildings in the square and exhibits a wealth of period features including an impressive inglenook fireplace, mullion windows, an early hardwood winding staircase and exposed beams, some of which are fluted. In the last two decades, the property has undergone a significant sympathetic refurbishment programme and in recent years, the bathrooms have been updated, and the boiler replaced. There is secondary glazing in the majority of rooms.

There are two doors to the front of the house, one of which leads to the dining room and the other to the sitting room. The dining room has exposed timbers and a former shopfront window with secondary glazing overlooking the market square. There is an exposed chimney breast, door to the sitting room and large opening to the study. This has a window to the rear and access to the ground floor bedroom. This is being used as a double and has a window and door to the courtyard garden. A door leads into an en-suite shower room which has a window to the exterior and a door into a cloakroom with WC and handwash basin. The sitting room has pamment and brick tiled flooring and a most impressive inglenook fireplace that is home to a wood burner with bressummer beam above. There are exposed fluted beams and studwork. Stairs rise to the first floor landing. A door opens to the kitchen. This is fitted with oak high and low-level wall units with an integrated fridge and freezer along with a double electric oven. In addition is a dishwasher. The worksurface is home to the five ring gas hob with extractor fan above and there is an inset sink with a Kinetico pressurised filtered water tap. There is a built-in pantry cupboard, a fireplace and windows and doors opening to the rear courtyard garden. A hatch and stairs lead down to a cellar that measures 7'2 x 6'6.

The first floor landing has exposed timbers and blocked mullion windows. There is a linen cupboard as well as an airing cupboard which is home to the hot water cylinder. Off the landing are the three first floor bedrooms and bathroom. All three bedrooms are good size doubles. The principal bedroom has two windows to the front of the property overlooking the square. The second bedroom has windows overlooking the rear courtyard garden, a walk-in wardrobe, furniture hatch and en-suite shower room with WC, handwash basin, shower and window. Bedroom three has a window to the front of the property. The bathroom comprises a large shower unit, bath, WC and handwash basin with cupboards below. There is a window to the rear of the property.

The Outside

The front of the house faces onto the pavement opposite the square. Access to the rear garden is off Crown Lane. Here, electric gates lead to a driveway which can provide ample tandem parking. Adjacent to this is a wood store as well as a path with shrubs and flowers along one side which leads to the courtyard garden which measures 18' x 35'. This idyllic area is a suntrap and protected from the wind via walls on all sides. There is an area of lawn along with a brick paved patio. The garden has beds and a particularly impressive magnolia tree. Here, there is a cloakroom with gardeners loo, a boiler shed which is home to a gas-fired boiler which was installed in 2025 and a water softener. Adjacent is the laundry room which has low-level wall units, shelving, a stainless steel sink and space and plumbing for a washing machine and tumble dryer. It measures 6'10 x 7'8. A site plan is included within the hard copy/PDF brochure.









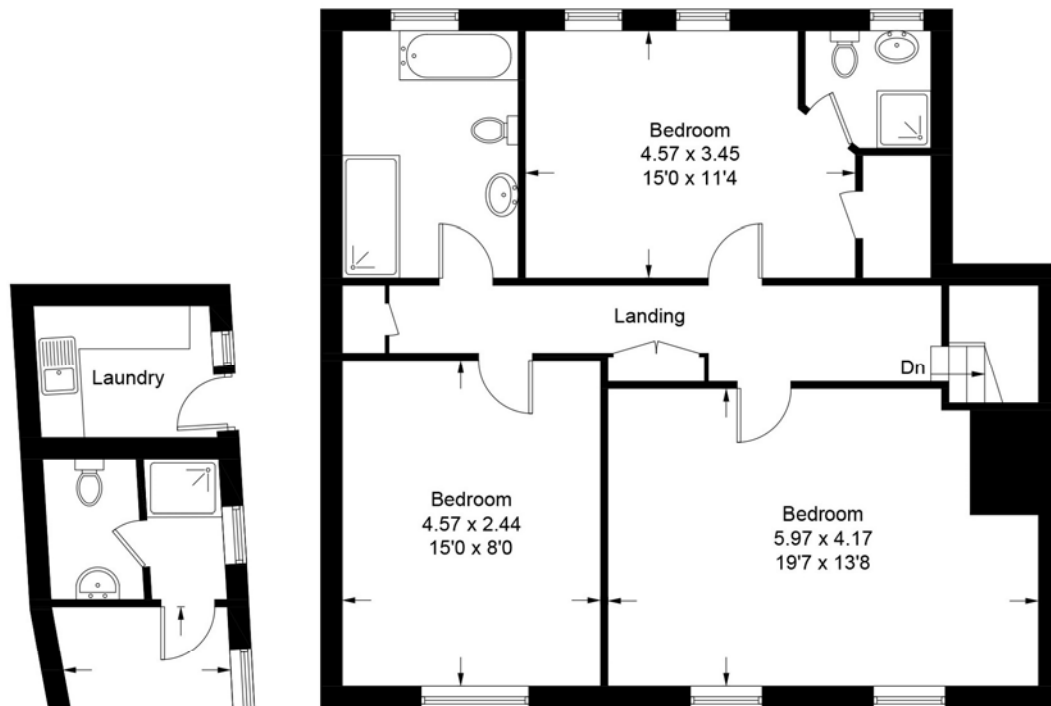




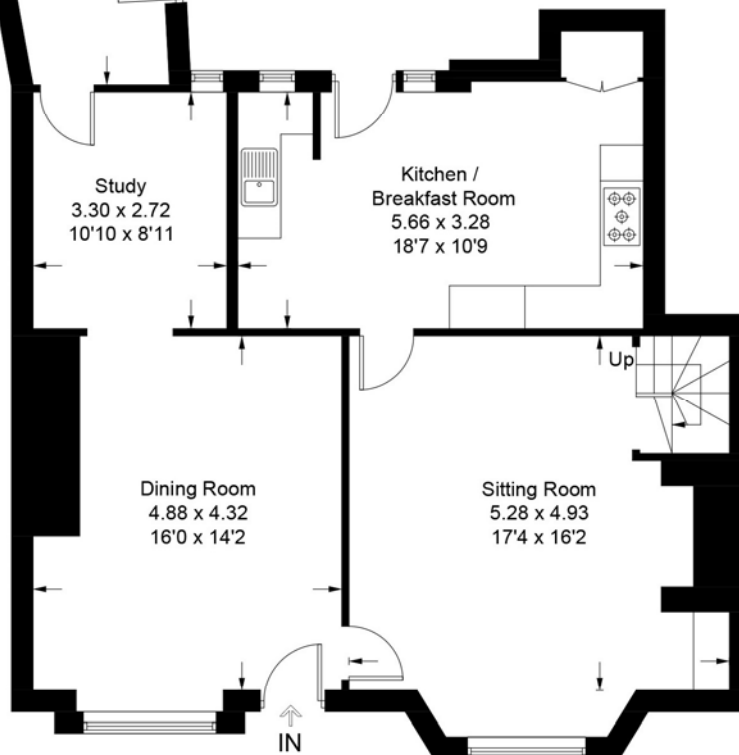


Bank House, Wickham Market

Approximate Gross Internal Area = 184.0 sq m / 1980 sq ft



First Floor



Ground Floor



Viewing Strictly by appointment with the agent.

Services Mains water, drainage, electricity (two electricity smart meters as the premises was previously used as two units) and gas. Gas-fired central heating to the ground floor other than in the dining room, study, downstairs bedroom and en-suite where there are electric heaters.

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 = Listed - exempt.

Council Tax Band C; £1,991.08 payable per annum 2025/2026

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

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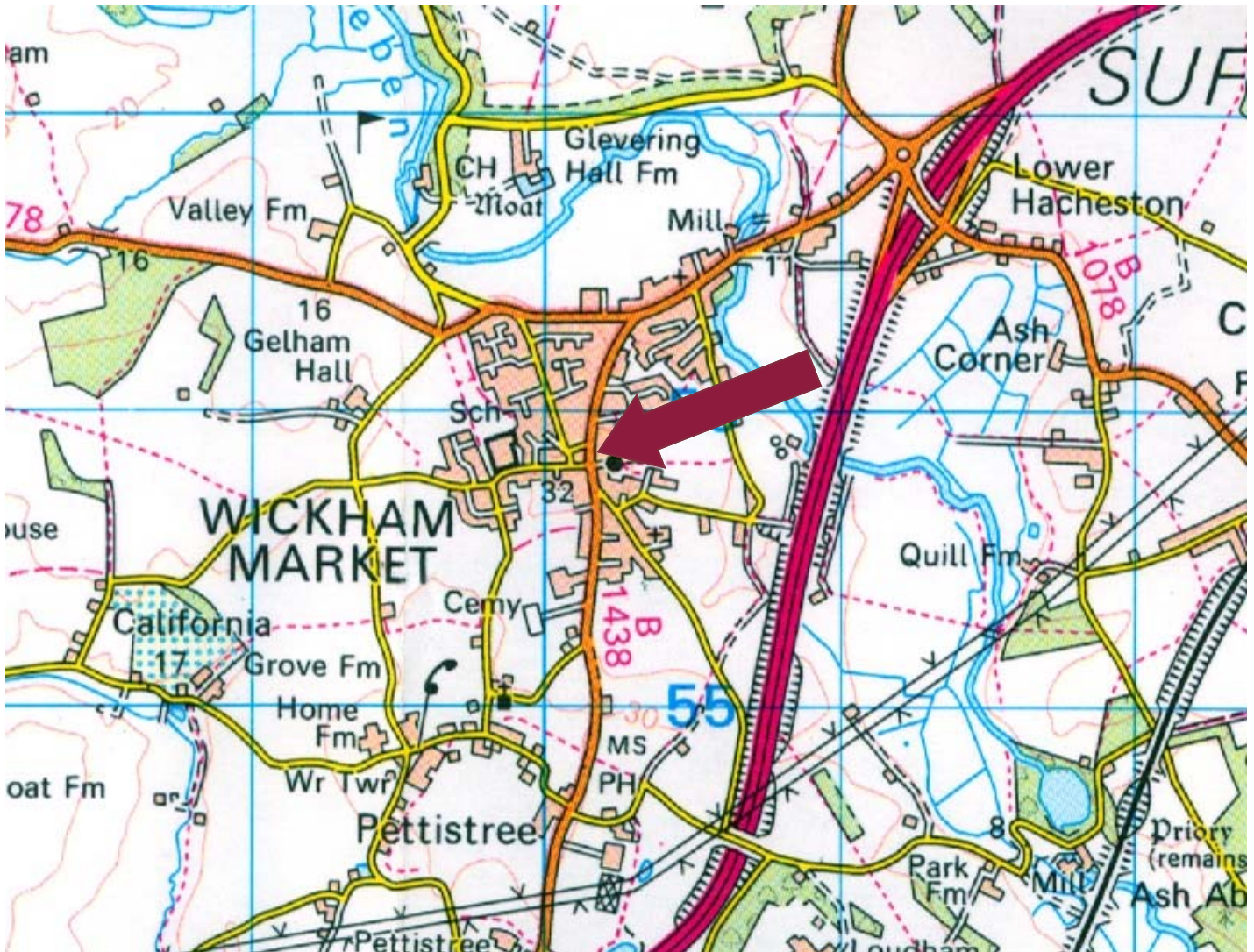
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. Please refer to the Land Registry plan within the sales particulars. As indicated by clear markers on the ground, the neighbouring property's boundary extends further into the driveway/pathway of Bank House. It is understood that the owner of the adjacent building has a right of way over the initial part of the driveway.

July 2025

Directions

From Framlingham, take the B1116 road to Wickham Market and at the roundabout turn right where signposted to the village. Enter Wickham Market and proceed up the High Street to the Market Square where Bank House will be found on the left hand side.

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