

A spacious four double bedroom house, that was built in 2019, in an elevated setting with a west facing, landscaped rear garden in the popular and accessible village of Parham.

Guide Price
£725,000 Freehold
Ref: P7676/J

Highfields
Parham
Woodbridge
Suffolk
IP13 9LZ



Entrance hall, 21' sitting room, 24' open-plan kitchen and dining room, snug/study and cloakroom.

Principal bedroom with dressing room and en-suite shower room, guest bedroom with en-suite bathroom, two further double bedrooms and family bathroom.

Generous block paved driveway and double cart lodge with secure store.

Landscaped gardens and grounds.

Contact Us



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Location

Highfields will be found in the centre of the well regarded and accessible village of Parham, between Framlingham and Wickham Market. Framlingham is perhaps best known for its historic castle and highly regarded public school, Framlingham College. The town offers 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, Sir Robert Hitcham's Primary School and Thomas Mills High School.

The Heritage Coast is just a short drive away and offers picturesque beaches, sailing facilities, stunning forest walks, cycle rides and popular public houses. The world famous Snape Maltings Concert Hall is within easy reach (8½ miles), and there is also bird watching at the RSPB centre at Minmere (15½ miles). For the commuter, Parham offers good road links via the A12. There is also a nearby railway station located at Campsea Ashe, near Wickham Market, with regular trains to London Liverpool Street via Ipswich.

Description

Built by the current vendors during 2019, Highfields is a wonderfully spacious four double bedroom modern and energy efficient house in an elevated position within the popular and accessible village of Parham. Being a self-build property, Highfields was designed and finished to the vendors own requirements, resulting in a wonderfully light house of nearly 2,600 sq. ft in all and with the addition of the cart lodge nearly 2,900 sq. ft in all. The accommodation comprises an entrance hall, 21' sitting room, 24' open-plan kitchen and dining room, snug/study and cloakroom on the ground floor, together with a principal bedroom with dressing room and en-suite shower room, guest bedroom with en-suite bathroom, two further double bedrooms and a large bath/shower room on the first floor.

The superb, open-plan kitchen and dining room is undoubtedly the 'heart' of the house, and provides a wonderful, multi functioning room that links wonderfully well with the landscaped, terrace garden at the rear. The sitting room offers a more formal reception room, that benefits from French doors which open onto the rear patio and garden, whilst there is also the snug, that could be utilised as a study if required.

All of the first floor bedrooms are of very good sizes, and the dressing room and en-suite shower room that serve the principle bedroom, together with the family bathroom, are all generous in their proportions. The two bedrooms that do not have en-suite facilities do, however, benefit from built-in storage facilities.

Outside

The gardens and grounds have been landscaped, with a block paved driveway for the parking and turning of several vehicles, together with a double cart lodge that incorporates a secure storage area.

The rear garden is delightful, and facing in a westerly direction enjoys the sun during the second half of the day and into the evening. This comprises a substantial patio area with terraced borders containing a variety of specimen flowers and shrubs, together with steps leading up to a lawn with a decked seating area that has fantastic views to the east, across the top of the house towards the open countryside beyond.





















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Viewing Strictly by appointment with the agent.

Services Mains electricity, water and gas connected. Gas-fired boiler serving the central heating and hot water systems. Private drainage system. Photovoltaic panels supplementing the electricity consumption.

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 = C (Copy available from the agents upon request).

Council Tax Band F; £3,160.66 payable per annum 2025/2026

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

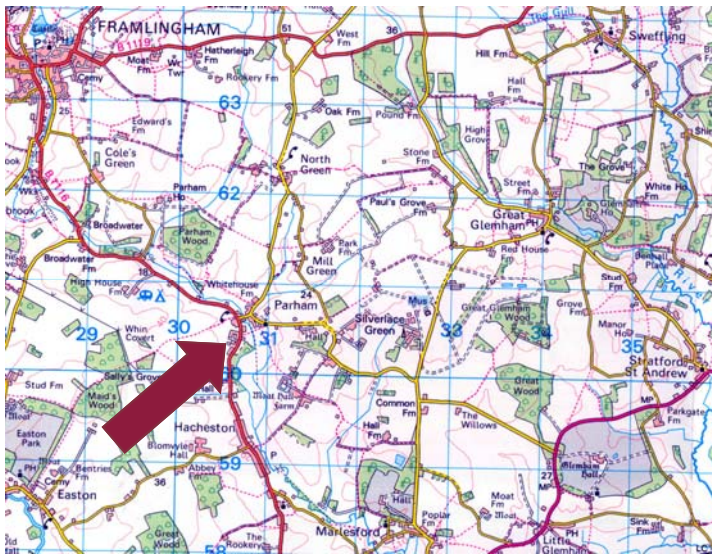
NOTES

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.

July 2025



Directions

From the Agent's office proceed south of the town via Station Road, continue into the village of Parham, past the turning on the left and the village hall, where the property will be found a short way along on the right hand side.

For those using the What3Words app:
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