

*An impressive, Swedish designed four bedroom house in Clopton, overlooking open agricultural land at the rear.*

Guide Price  
£575,000 Freehold  
Ref: P7603/J

Sommar House  
Shop Road  
Clopton  
Woodbridge  
Suffolk  
IP13 6QP



Entrance hall, 20' sitting room, dining room, kitchen/breakfast room, utility room and cloakroom.

Principal bedroom with en-suite shower room and dressing room.

Three further double bedrooms and family bathroom.

Large shingled driveway, double garage and store room.

Delightful landscaped gardens.

Contact Us



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## Location

The property will be found along Shop Road, which is a no-through road in the centre of the village. Clopton benefits from an excellent village hall, whilst the nearby village of Otley, just 1.5 miles to the north-west offers a village shop, primary school, agricultural college and well regarded public house, The White Hart. The desirable market town of Woodbridge is 6 miles, and here there is schooling in both the state and private sectors, as well as businesses, pubs, restaurants, a cinema and a leisure centre. Within 6.5 miles is the village of Wickham Market and within 8.5 miles the historic market town of Framlingham. The county town of Ipswich is just 8 miles and from here there are trains to London's Liverpool Street, which are scheduled to take just over the hour. The school catchment area is Grundisburgh Primary School and Farlingaye Secondary School, with a school bus running from the end of Shop Road.

## Description

Built in 1990, Sommar House is a Swedish designed four bedroom family house, with an impressive west facing outlook at the rear overlooking gently undulating agricultural land.

Being an innovative, forward thinking design at the time, Sommar House was constructed with energy efficiency in mind with triple glazed windows and good levels of insulation, set within the sustainable timber frame, with brick and timber clad elevations.

Over the years the vendors have maintained Sommar House extremely well, upgrading and replacing the fixtures and fittings as required. In recent years the kitchen was changed and a new boiler was installed. The exterior of the property was also redecorated in 2024.

Being of Swedish design, the property also includes some clever 'technology'; there is an integral vacuuming system throughout the house as well as a Husqvarna vertical dryer for laundry. Outside, serving the principal and guest bedroom, is an almost full length balcony, that makes the most of the wonderful west facing view at the rear.

The gardens and grounds are delightful. To the front of the property there is a sweeping gravel driveway that leads to the double garage, which has been subdivided internally to create workshop areas, but could easily be converted back to a garage if required. The rear garden has also been landscaped, with a mixture of decked and shingled areas, interspersed with mature planting, together with a pond, that enjoys the stunning views at the rear.



















## Sommar House, Clopton

Approximate Gross Internal Area = 161.0 sq m / 1733 sq ft  
Garage / Storage / Outbuilding = 44.3 sq m / 477 sq ft  
Total = 205.3 sq m / 2210 sq ft



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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity and water. Private drainage system shared with the neighbouring property. Gas boiler serving the central heating. Hot water system provided by an immersion heater.

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

<https://checker.ofcom.org.uk/en-gb/broadband-coverage> - **NB:** superfast broadband is available in the village.

*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 = D (Copy available from the agents upon request).

*Council Tax* Band E; £2,652.78 payable per annum 2025/2026

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

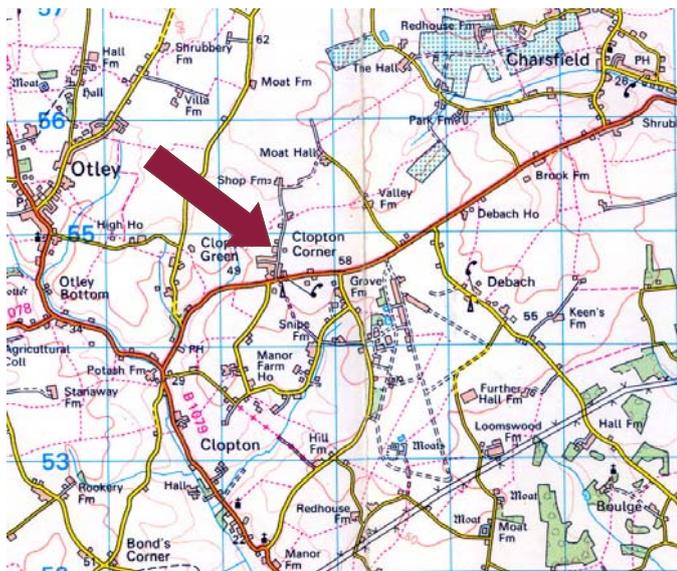
### NOTES

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.

*May 2025*



## Directions

Proceeding in a westerly direction along the B1078 from the Wickham Market direction, turn right onto Shop Road just before the village hall on the left hand side. Continue along Shop Road for approximately 300m where the property will be found on the left hand side.

What3Words location: /// dives. wake.image



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