

*A four bedroom red brick detached house standing in a superb position with grounds of over half an acre, with undulating field views, within the parish of Monk Soham, between Debenham and Framlingham.*

Guide Price  
£695,000 Freehold  
Ref: P7486/C

The Lodge  
School Road  
Monk Soham  
Suffolk  
IP13 7EN



Hallway, sitting room, family room, kitchen, dining room, utility room, laundry room and cloakroom.

Four first floor bedrooms, bathroom and shower room.

Ample off road parking, store building, summerhouse, studio and workshop.

Grounds of 0.6 acres.

#### Contact Us



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## Location

The Lodge is situated in a lovely rural position within the parish of Monk Soham. The property sits adjacent to a small farm, Monk Soham Hall and the delightful St Peters Church. The house is in a raised position and enjoys splendid views over the surrounding countryside. The village of Bedfield, with its primary school is 2 miles and the village of Earl Soham with its pub, butchers, deli, doctors surgery and school is 2.5 miles. The large village of Debenham has a highly regarded high school as well as a small Co-Op supermarket and other shops and services. Framlingham is just 5.5 miles which is home to 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 and schools. Sir Robert Hitcham's Primary School is highly regarded as is Thomas Mills High School. There is also Framlingham College, which is served by its preparatory school at Brandeston, some 5 miles away. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street station, scheduled to take just over the hour.

## Description

It is understood that the original house dates from the 1970s and in the intervening years, sympathetic extensions have been added. The house now offers spacious accommodation, particularly on the ground floor where there is not only a kitchen and part vaulted dining room, but a sitting room, family room, utility room, laundry room and cloakroom. On the first floor are four bedrooms, a bathroom and a shower room. The house benefits from UPVC double glazed windows throughout and has an oil fired central heating system. The house stands well in its own grounds of 0.6 acres and has mature gardens enclosed by hedging. These include a number of outbuildings that include an excellent insulated studio.



## The Accommodation

### The House

#### Ground Floor

A porch leads to a timber front door flanked on both sides by windows, which opens to the

#### *Hallway*

Tiled flooring. Radiator. Built-in cloak cupboards. Recessed spotlighting. Stairs to the first floor landing. Doors lead off to the kitchen, sitting room and



#### *Cloakroom*

WC, hand wash basin with cupboards below. Tiled flooring.

#### *Sitting Room* 18'4 x 13' (5.59m x 3.96m)

A good sized dual aspect room with windows to the east and west overlooking the front and rear gardens. Fireplace with wood burning stove on a slate hearth. Radiators. Fitted display cabinet. Wall light points. Double doors open to the





*Family Room* 18'4 x 14'3 (5.59m x 4.34m)

A spacious triple aspect room with east and south facing windows overlooking the garden and French doors with windows on both sides opening to the front patio and garden. Radiator. Wall light points.



From the hallway, a further door opens to the

*Kitchen* 18'2 x 10'2 (5.54m x 3.10m)

West facing window overlooking the front garden. Fitted with high and low level wall units with integrated fridge freezer and oven. Roll edge work surface with one and half bowl sink with drainer. Four ring induction hob and Rayburn stove. Fitted pantry cupboard. Tiled flooring. Space and plumbing for a dishwasher. Recessed spotlighting. A door opens to a utility room and a large opening leads to the



*Dining Room* 12'11 x 10'2 (3.94m x 3.10m)

A good sized part vaulted room with east facing window and south facing French doors opening to the rear patio and garden. Tiled flooring. Radiator. Recessed spotlighting.



*Utility Room* 12' x 9'2 (3.66m x 2.79m)

Fitted cupboards. Oil fired boiler. Radiator. North and east facing windows. A door opens to the



*Laundry/Rear Hallway*

Wall cupboards and free standing cupboards. Circular stainless steel sink with taps above. Space and plumbing for a washing machine. Water softener. Hatch to roof space and door to the exterior.



From the hallway, the stairs rise to the first floor

### *Landing*

East facing window. Hatch to roof space. Built-in airing cupboard with hot water cylinder and slatted shelving. Doors lead to the four bedrooms, bathroom and shower room.

### *Bedroom One* 18' x 14' (5.49m x 4.27m)

A spacious triple aspect bedroom enjoying westerly views over the adjacent undulating countryside. Further east and south facing windows overlooking the gardens. Fitted wardrobes and window seat. Radiators.



### *Shower Room*

Comprising shower, WC and hand wash basin with cupboard below. Shaver point. Fitted shelving. Part tiled walls. Ladder style chrome towel radiator. West facing window with lovely views.



*Bedroom Two* 12' x 10' (3.66m x 3.05m)

East facing window to the rear of the property. Fitted cupboards. Radiator.



*Bedroom Three* 13'8 x 8'5 (4.17m x 2.57m)

A double bedroom with east facing window to the rear of the property. Built-in wardrobes. Radiator.

*Bedroom Four* 8'9 x 8'6 (2.67m x 2.59m)

A good sized single bedroom with west facing window. Built-in wardrobes. Radiator.



*Bathroom*

Comprising bath, WC and hand wash basin. Shaver point. Recessed spotlighting. Ladder style chrome towel radiator. West facing windows with fine views.



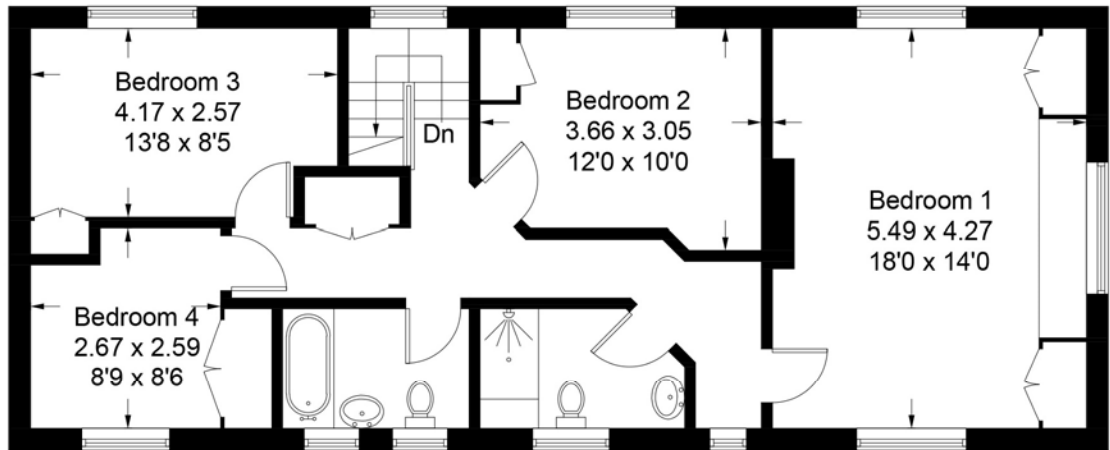
## Outside

There are two entrance points to the property with a right of way over the neighbouring farm drive to the rear of the house and a historic right of way over the drive that leads to Monk Soham church. The tarmac drive provides off road parking and here there is a timber garden store measuring approximately 8' x 9'. The house is surrounded by its gardens which are predominantly laid to lawn and there are patio areas to the front and rear being the west and east respectively. Within the grounds are mature trees and shrubs and the property is enclosed by hedging. As well as a summer house, there is also an excellent studio building that is divided into two sections. The first, which is insulated, makes for an ideal teenagers den or alike. It measures on average 20' x 12' and power is connected. The adjoining building is used as a store/workshop and measures approximately 12' x 7'. Adjacent to the studio there are raised vegetable beds. In all, the grounds extend to approximately 0.6 acres.

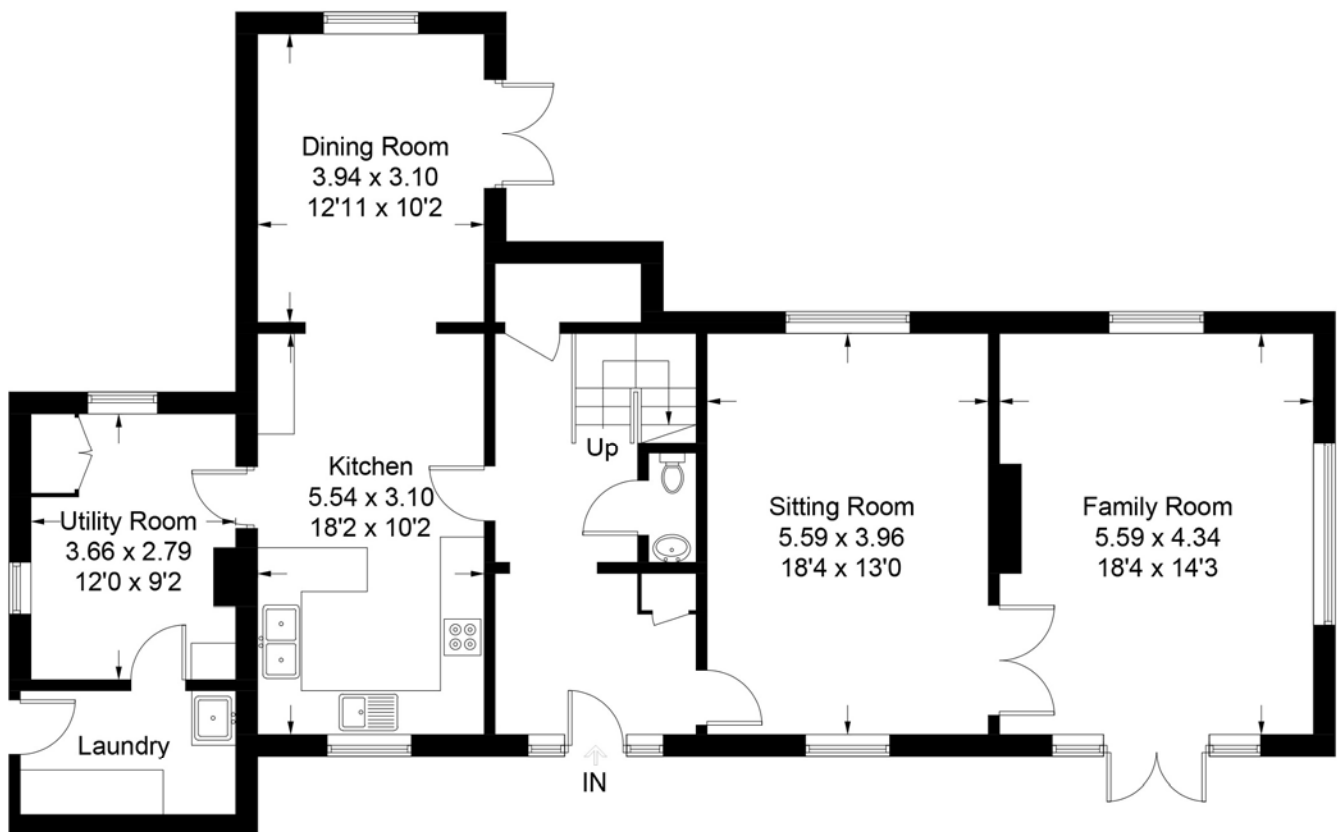


# The Lodge, Monk Soham

Approximate Gross Internal Area = 190.6 sq m / 2052 sq ft



**First Floor**



**Ground Floor**





*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity and water (both being supplied from the neighbouring farm with sub meters in place and charged at the current prevailing rate). Modern sewage treatment plant. Oil fired central heating.

*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>

*Council Tax Band* F; £2977.87 payable per annum 2024/2025

*EPC Rating* = E (copy available from the agents upon request)

*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

## 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.

*November 2024*

## Directions

Heading towards Framlingham on the A1120, turn left where signposted to Ashfield-cum-Thorpe. Proceed through the village and take the third road on the right. Proceed up the hill and where the road forks left and right bear to the right where The Lodge will be found a short way along on the right hand side of the road.

For those using What3words: [///ballparks.state.itself](https://www.what3words.com/#!/en/monk-hall)



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