

An attractive period style five bedroom house standing in a beautiful position with field views, in grounds of three quarters of an acre, just 2 miles from Debenham.

Guide Price
£725,000 Freehold
Ref: P7752/C

Smokey
Bakers Lane
Winston Green
Nr Debenham
Suffolk
IP14 6BE



Porch, 29' x 14' sitting room, dining room, kitchen, garden room, cloakroom and utility room.

Five first floor bedrooms and two shower rooms.

Cartlodge/garage, store and home office.

Mature gardens, adjacent to fields, extending to approximately 0.75 acres.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Smokey is located in the small hamlet of Winston Green, approximately two miles from the charming, large village of Debenham, which has an array of local shops including a bakery, cafes, doctors surgery and small Co-op supermarket. There are two pubs in the village including the award winning Debenham Lion. In addition, there is a highly acclaimed primary school and high school, and nearby are the independent schools of Framlingham College and Woodbridge School. The local area has a huge amount to offer, including the market town of Framlingham, best known for its castle. The Heritage Coast with destinations such as Aldeburgh and Minsmere Bird Reserve is approximately twenty miles away. The county town of Ipswich is approximately twelve miles and along with Stowmarket, has direct trains to London's Liverpool Street Station.

Description

The property is set back from a small, no-through lane and is approached via a shingled drive that leads to a cartlodge/garage. There is parking for a number of vehicles. The property sits almost centrally within its grounds which extend to approximately three quarters of an acre.

The house is understood to be of brick and block construction with rendered and colourwash elevations under a pantile roof. It is believed the property is approximately 25 years old and has been designed in a period style but has modern features.

A front door leads into a porch that has windows to two sides and a door into the sitting room. This particularly spacious dual aspect room overlooks the gardens. The focal point is the brick fireplace which is home to an LPG fired stove. Stairs rise to the first floor landing, doors lead to the kitchen and an opening leads into the dining room. Again, this is a spacious room and there are windows which take full advantage of views over open fields towards Debenham. The kitchen has a large window with field views and has been refitted by the vendors in recent years. It contains a stylish range of high and low-level wall units with an integrated dishwasher and freestanding range oven with extractor fan above. There is an inset double butler sink and integrated microwave. Porcelain tiled flooring leads through to the garden room. This fabulous room has wall-to-wall windows and French doors to the south and west and enjoys fine views over the adjacent countryside. Here there are also built-in cupboards and an American style fridge freezer. From the kitchen is a door to the rear hallway which opens to the utility room and cloakroom. The cloakroom has a WC and handwash basin. The utility room has high and low-level wall units, space and plumbing for a washing machine and tumble dryer, sink, the boiler, a window and a stable style door to the exterior.

On the first floor landing there is a hatch to the roof space and there are doors leading to the five bedrooms and two shower rooms. The principal bedroom is triple aspect and has windows that take full advantage of views over the adjacent countryside. There are fitted wardrobes along with a dressing table. The first of two shower rooms has been refitted in recent years and contains a shower, WC, handwash basin and fitted cupboards. There are Velux windows and an airing cupboard with modern hot water cylinder and slatted shelving. Adjacent to this is a further shower room with WC, handwash basin and shower. There are four further bedrooms. Bedroom two is a double with two windows and a built-in wardrobe. Bedroom three, a double which is dual aspect and has south and west facing windows with fine views. The fourth bedroom has a window to the front of the property and built-in wardrobes. The fifth bedroom is a single or a dressing room with a west facing window.

The Outside

The property is approached from a small lane via a shingled drive which is bordered by oak trees. The drive provides a significant amount of off-road parking and leads to a useful cartlodge/garage that is of brick and timber frame construction under a tiled roof. One bay is open, with the other having double doors. It measures approximately 22' x 17'. Lawn surrounds the house and there is a substantial sandstone patio on the southern side of the house and to the west, a pond. Also within the grounds is a particularly useful storeroom measuring approximately 14'1 x 11'7. This has double doors to the front and personnel door to one side. It also has a mezzanine above. Adjacent to this is a home office measuring approximately 13'10 x 8'4. This has windows to two sides.

In all, the grounds extend to approximately 0.75 acres.

















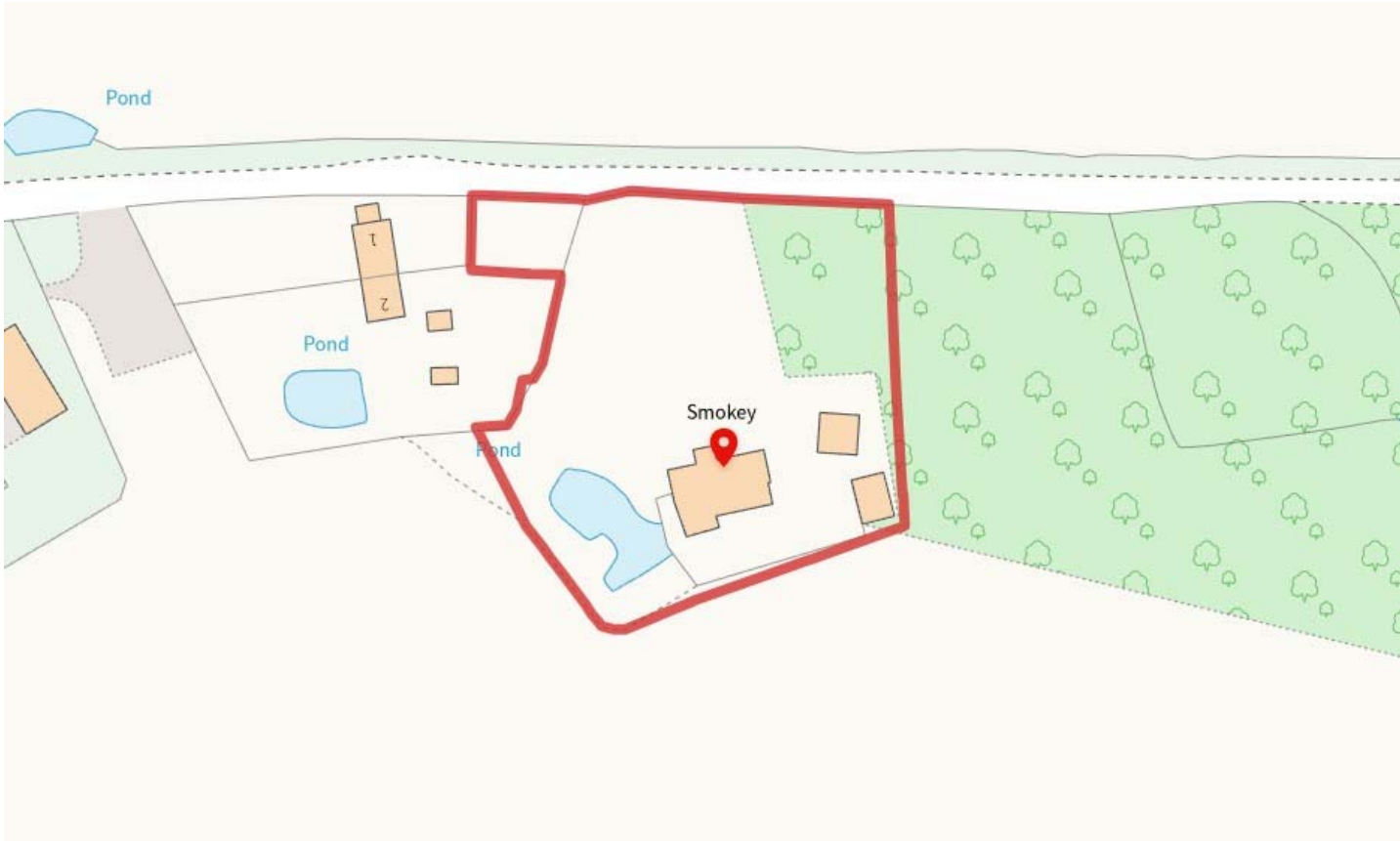








SITE PLAN



Smokey, Winston Green

Approximate Gross Internal Area = 193.0 sq m / 2081 sq ft

Outbuilding = 62.0 sq m / 665 sq ft

Total = 255.0 sq m / 2746 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains electricity and water. Sewage treatment plant. Oil-fired central heating system. LPG for the stove in the sitting room.

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

Council Tax Band F; £3,093.65 payable per annum 2025/2026

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

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 2025



Directions

From the centre of Debenham, proceed out of the village in a southerly direction on the B1077, passing the church on your left hand side. Take the last road on the right as you leave the village (signposted Winston Green and Pettaugh). Proceed along the road for approximately a mile and then take the turning on the right hand side onto Bakers Lane. Proceed along the lane for approximately quarter of a mile where Smokey will be found set back from the lane on the left hand side.

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