

A three bedroom Grade II Listed period mid-terrace cottage located on the outskirts of the popular and sought after village of Earl Soham with outstanding rural views to rear.



Offers in Excess of

£250,000

Freehold

Ref: P7867/B

Address

7 Kings Hill
Brandeston Road
Earl Soham
Suffolk
IP13 7RY



Entrance hall, sitting room, dining room, conservatory and kitchen.

Three first floor bedrooms and family bathroom.

Enclosed gardens to front and rear.

Allocated parking for one, plus visitor space.

Outstanding rural views to rear.

No forward chain.

Contact Us



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www.clarkeandsimpson.co.uk

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

Location

7 Kings Hill is situated in a lovely position between the villages of Earl Soham and Brandeston. The property enjoys wonderful views to the rear over meadowland and undulating farmland. The village was originally an Earldom associated with the Duke of Norfolk and is located 3 miles from the market town of Framlingham and approximately a 35 minute drive from the coastal resorts of Aldeburgh and Thorpeness. The village church was built in the 13th century. The village itself has retained a lot of its charm due to its history and most of the houses and buildings being listed in the 1960s. It has won Britain's 'Best Kept Village' and was a finalist in Country Life's 'Best British Village'. In addition to the church is an active village hall, tennis club, bowls club, country pub, and also Mr Hutton's butchers store (noted in Country Life as a treasure!) There is also a doctors surgery, veterinary practice and a primary school. Within a couple of miles is Kingfishers, which is Cretingham's Golf Club. Framlingham, with all it has to offer, including Thomas Mills High School, is 4.5 miles. The county town of Ipswich lies some 14 miles to the south and provides regular main line rail services to London's Liverpool Street station, taking just over one hour. The A14 is accessible some 12 miles to the west and provides a dual carriageway link to Cambridge and the Midlands, as well as to London via the A12.

Description

7 Kings Hill is a three bedroom mid-terrace Grade II Listed period cottage with rendered and colourwashed elevations of brick and timber construction, under a pitch tiled roof. Internally the property has retained much of its original character with exposed timber stud work in the older part of the cottage including the sitting room and two of the bedrooms. The sitting room also features a central multi-fuel stove. The accommodation is simple and well laid out and would now benefit from a schedule of light refurbishment.

Entering the property from the front via a solid wood door into an entrance hallway, there is exposed studwork, Suffolk white brick herringbone flooring and stairs that rise to the first floor landing. A door and step leads into the sitting room with window to front, a redbrick central chimney breast housing a recessed multi-fuel stove on York stone and wall mounted lights. There are steps down from here into the dining room which has French style doors opening into the conservatory, a window to rear, wall mounted lights, a generous built-in cupboard under the stairs and door off to the kitchen. The kitchen has a window to the rear, small access to the loft, with a matching range of wall and base units with stainless steel single drainer sink unit with taps above and tiled splashbacks to roll top worksurfaces. A wall mounted LPG gas-fired boiler, space for electric cooker and space and plumbing for a washing machine. There is also further space for appliances. Stairs rise to the first floor landing where there is another access to the loft, built-in airing cupboard with pre-lagged water cylinder and slatted shelving and steps up to bedroom one. This is a double bedroom and has a window to front, beam studwork and built-in wardrobe. Bedroom three is a good size single room with window to front and beamed studwork. Stepping down off the first landing to bedroom two which is a large double room with window to rear and wall mounted radiator. The family bathroom has a bath with mains fed shower over, basin and W.C. with obscured window to side. The property benefits from LPG gas fired central heating.

Outside

The property is approached from the rear parking area via a gate that meanders through an enclosed rear garden which is mainly laid to lawn with a flowering lilac. From here access is gained to the property through the conservatory and to the front there is an enclosed garden which is mainly laid to lawn and is enclosed by hedging with a pathway that leads from a gate to the front door.

The property is approached over a shared driveway (all 8 dwellings are responsible for maintenance costs) which leads to the rear of the property and to a designated parking space marked blue on the plan within the sales particulars. In addition there are communal visitors parking spaces which are shared with the neighbouring cottages. A plan is available from the agents for interested parties. Steps lead from the parking area to the lawned garden.

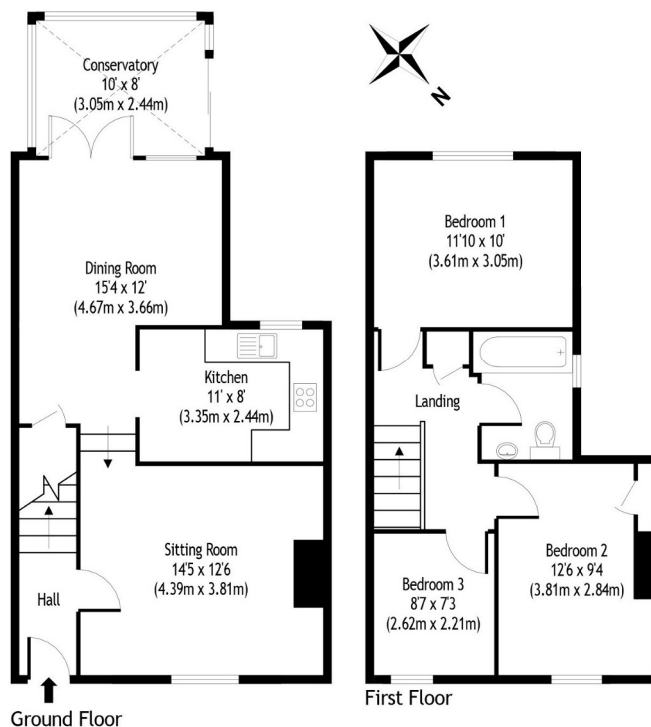








7 Kings Hill, Earl Soham
Approx. Gross Internal Floor Area - 990 Sq ft / 92 Sq M



For identification purposes only. Not to scale.
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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Gas is supplied via an on-site compound by Flogas and is metered to the property.

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

Council Tax Band B; £1,800.20 payable per annum 2026/2027

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

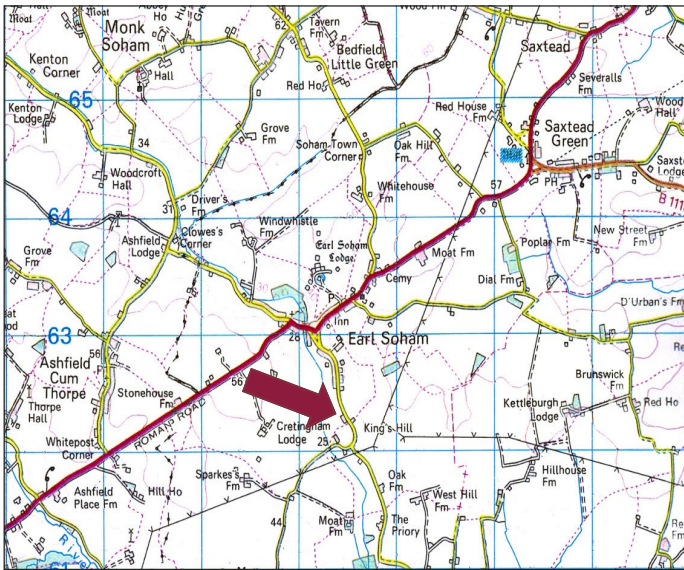
NOTES

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.

April 2026



Directions

From Framlingham, proceed along the B1119 into Saxtead. Pass The Old Mill House pub on your left and at the T-junction with the A1120 turn left and continue into Earl Soham. Having entered the village, proceed along the road passing the school and John Hutton Butchers on the right hand side. Take the next road on the left signposted towards Brandeston. Proceed out of the village where Kings Hill Cottages will be found on the right hand side. Number 7 is the seventh house on the right within the second terrace of cottages.

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