Chartered Surveyors / Estate Agents

Clarke & Simpson









Watermans, The Street, Easton, Suffolk IP13 0ED

A four bedroom detached house dating from the 1970s with gardens and parkland extending to 6.5 acres within the village of Easton, a short walk from the pub.

Guide Price £650,000 Freehold

P7698C

Summary

Hallway, sitting room, kitchen, dining room, study and downstairs shower room.
Four first floor bedrooms and bathroom.
Off-road parking, garage, carport, and southwest facing garden leading to a meadow that in all extends to 6.5 acres.
Stables, substantial outbuilding, workshop, greenhouse and potting shed.

Location

The property is located in the village of Easton. The village benefits from a highly regarded dining pub, The White Horse. As well as the primary school that is situated almost opposite the house. There is a village hall, an attractive church, and also Easton Farm Park, a bowls club and well supported cricket club.

The village of Wickham Market is approximately 2 miles from the property. Here there are comprehensive facilities including a Co-Op supermarket, a butchers, medical centre, vets, dentist, post office and primary school. The neighbouring village of Campsea Ashe has a railway station with free parking. Framlingham is just 4 miles from the property and offers further facilities. The popular market town of Woodbridge is 8 miles and has national and independent shopping facilities, a variety of eateries and is popular for sailing on the river Deben. The Suffolk Heritage Coast, with popular destinations such as Aldeburgh, Southwold, Orford and Thorpeness are all within the locality. The county town of Ipswich is 14 miles to the south-west and from here there are direct trains to London's Liverpool Street station scheduled to take just over the hour.

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Description

Watermans is a detached house, set within the conservation area, that was constructed in the 1970s of predominantly block construction with rendered elevations under a tiled roof. The house benefits from double glazed windows and doors throughout as well as an oil-fired central heating system and PV panels (that also heat the water), making it particularly efficient. Set over two floors, the majority of the ground and first floor rooms take full advantage of views of the meadow to the rear.

The carport leads to a front door which opens to the front hallway that has doors off to the main hall. From here, stairs rise to the first floor landing and doors lead off to the reception rooms, kitchen, study and downstairs shower room. The sitting room is dual aspect and takes full advantage of the views. It has a sandstone fireplace with woodburning stove. A door returns to the front hallway and a large opening leads to the dining room. This has glazed doors leading to the terrace and hatch to the kitchen. The kitchen has high and low-level wall units, a one and a half bowl sink, space and plumbing for a dishwasher and washing machine, a double electric oven, integrated fridge and freezer, water softener and also an oil-fired boiler which was installed in 2020. There is a window with fine views and a door to the exterior. The downstairs shower room comprises a WC, handwash basin and shower. There is also a high-level window. Adjacent to this is the study which has windows to the front and side of the property.

On the first floor landing, there is a window to the front of the property and doors to the bedrooms. Three of the bedrooms are doubles and have windows with wonderful views over the land. One has a built-in wardrobe and one has a fitted wardrobe and a desk with drawers. The fourth bedroom is a single and has a window to the front of the property. In addition is a bathroom with WC, handwash basin, bath with shower above, and airing cupboard which is home to a hot water cylinder and pressurising tank. In addition is the sauna and large eaves storage cupboard.





























Outside

To the front of the property is off-road parking. This leads to a carport and also the integrated garage that has an electric roller shutter door to the front. This measures 19'4 x 10', and has a window to one side and a personnel door into the front hallway. Here there is also the controls for the PV panels and the consumer unit. There is a garden adjacent to the parking area with the main garden to the rear of the house that can be accessed via either side of the dwelling. This faces southwest and abutting the house are patio areas leading to lawn. Within the garden is a timber workshop measuring 11'8 x 8'8 (3.6m x 2.7m). This has fitted workbenches and drawers and power is connected. Adjacent to this is a greenhouse and also a potting shed measuring 8' x 6' (2.4m x 1.m). This has fitted workbenches.

The parkland meadow is delightful. In total it extends to approximately 6.3 acres and contains substantial trees including marsh elders and willows. In addition are cricket bat willows. The vendor has an informal arrangement with a local farmer who has planted the willows and when they are cut, these provide an income. There is also an orchard with apples, pear, plum, damson, greengage and cherry. Within the grounds is a substantial building of timber construction. The main part of the building which has large doors to the front onto the meadow, measures 32' x 23'6 (9.8m x 7.2m). Adjacent to this are two stables that measure approximately 13' x 11'4' (4m x 3.5m) each. The building has power connected. At the rear is a storage area with three 1,000 litre tanks collecting rainwater, plus a covered area for logs and general storage. There is access to and from the road over a driveway upon which the agents are informed the property has a right of way. The meadow is enclosed by fencing, hedging and ditches and also the River Deben.







Directions

Proceed into Easton from Wickham Market. Having passed the school on the right, Watermans will be found on the left.

For those using the What3Words app: /// clasps.good.dries

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil-fired central heating system. PV panels providing an income.

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 E; £2,806.94 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.

4. The meadow abuts the River Deben. During Storm Babet in October 2023, the meadow flooded but this did not reach the garden and house which are raised.

5. In the 1990s, the dwelling experienced movement. At that stage, a structural engineer was involved, and remedial work was undertaken with the benefit of building regulations. The vendors have not experienced any issues since the work was done and have recently instructed a visual structural inspection by Richard Jackson Building Consultants who have confirmed there are no issues. The property is fully insured including being insured for subsidence. A copy of the survey is available from the agents.

6. It is understood that a neighbouring property has a right of way over the eastern boundary of the land at Watermans to access their property. This is indicatively marked in yellow on the plan within the particulars.



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