

*A three bedroom red brick attached cottage situated in a tucked away position within a short stroll of Easton White Horse.*

Guide Price  
£269,500 Freehold  
Ref: P7699/C

Spica Cottage  
1 The Green  
The Street  
Easton  
Suffolk  
IP13 0EE



Hallway, kitchen, downstairs shower room and sitting room.  
Three first floor bedrooms and bathroom.  
Off-road parking space with room to create additional parking.  
Mature grounds extending in all to approximately 0.2 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

Spica Cottage is situated in the heart of the popular village of Easton and is within walking distance of the highly regarded dining pub, The White Horse. There is a primary school, village hall with many activities, a 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 with its railway station at Campsea Ashe. Here there are comprehensive facilities including a Co-Op supermarket, a butchers, medical centre, vets, dentist, post office and primary school. 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, a cinema 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.

## Description

The pretty original period attached cottage is of brick construction under a tiled roof, with an extension added in more recent decades. It is Grade II Listed (Listed 1984). The property is in a tucked away location and is accessed via a front door leading to a hallway which has a window to the front. Stairs rise to the first floor landing and off the hallway are doors to the kitchen, sitting room and downstairs shower room. The kitchen is triple aspect and has high and low-level wall units as well as space for a dishwasher, oven and fridge freezer. In addition is a stainless steel sink and worktop. The shower room comprises a WC, shower, handwash basin and cupboard where there is space for a washing machine and condenser dryer. The sitting room is home to a fireplace with woodburning stove. There is a window to the front and a built-in understairs cupboard.

The first floor landing has a window to the rear, a built-in airing cupboard with radiator and doors to the three bedrooms and bathroom. Bedroom one has a window to the gable end of the property and a built-in wardrobe. Bedroom two overlooks the front and the garden. The bathroom comprises a WC, handwash basin and bath. The third bedroom has two windows to the front of the property and alcove with fitted shelving.

## Outside

The property is approached from the road over a driveway upon which there is a right of way. This leads to a parking area and an additional turning area which is also used by the neighbouring cottage. From here there is access to the garden which is laid to grass and contains mature trees. Within this is an attached brick outbuilding and a timber garden shed. In all, the grounds extend to approximately 0.2 acres.











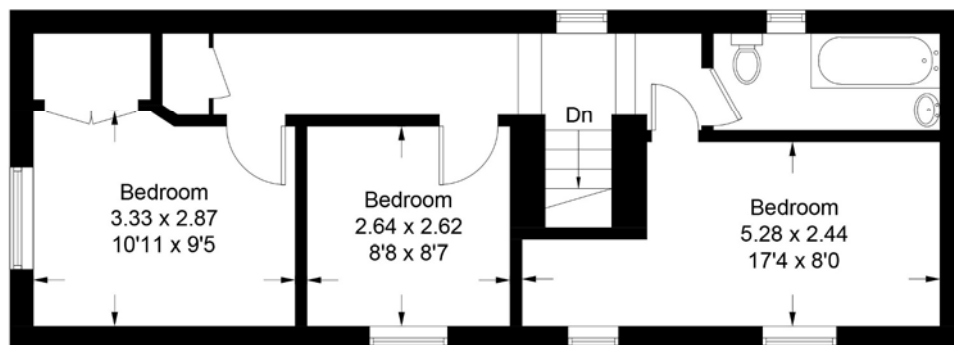




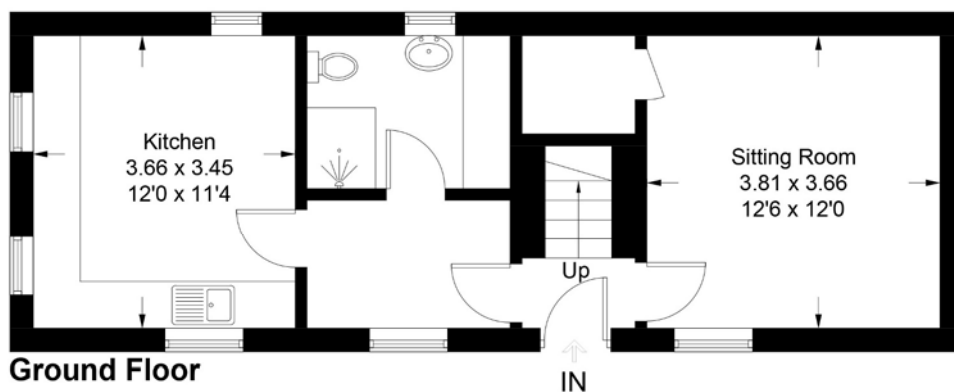


## Spica Cottage, Easton

Approximate Gross Internal Area = 87.1 sq m / 937 sq ft



**First Floor**



**Ground Floor**



**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage and electricity. Oil-fired central heating system.

**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 C; £1,948.36 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 sales particulars include a plan of the property outlined in red. Spica Cottage will have a right of way over the driveway shaded green and will be responsible for 50% of the cost of maintenance. The neighbouring dwelling, Chestnut Cottage will have a right of way over the turning area shaded yellow. Chestnut Cottage will be responsible for 50% of the maintenance of this area. There is to be no permeant parking on the land shaded yellow.

**September 2025**



## Directions

Having passed Easton White Horse on the right hand side, immediately after this on the left hand side is a driveway leading to Chestnut Cottage, behind which is Spica Cottage. We suggest that those viewing park in the adjacent free carpark in the first instance.

What3Words location: /// leap.gave.rivals



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.