

An elegant, four-bedroom, detached Victorian family home, centrally located in the heart of the popular village of Earl Soham, a short drive from the market town of Framlingham.



OIEO

£600,000

Freehold

Ref: P6779/B

Address

Brook House
The Street
Earl Soham
Suffolk IP13 7SA



Entrance hall, sitting room, large kitchen/dining room, family snug and ground floor shower room.
Four first floor double bedrooms and family bathroom.
One bedroom annexe.
Private walled garden.
Driveway to side providing off-road parking.

No Onward Chain

Contact Us



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Framlingham
Suffolk IP13 9DU

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

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

Location

Brook House is located within a Conservation Area in the heart of the village of Earl Soham. Earl Soham benefits from a well respected primary school, doctors' surgery, John Hutton's butchers/delicatessen, and a village pub - The Victoria. There are also tennis courts that are available for use by residents for a nominal charge. The popular market town of Framlingham is approximately three miles from the property and boasts a fine medieval castle and a good choice of schooling in both the state and private sectors. The town also benefits from an excellent variety of shops, including a Co-operative supermarket, public houses and restaurants.

The popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach, approximately half an hour's drive to the east. The A12, which lies just 8 miles to the south, provides a direct link to Woodbridge, the county town of Ipswich, and beyond to London, Cambridge and the Midlands (via the A14). Direct and branch line rail services run to London's Liverpool Street Station, via Ipswich from Campsea Ash, which is situated adjacent to Wickham Market.

Description

Brook House is a charming detached family home which dates from the late nineteenth century and was formerly the butcher's shop. In recent years the property has undergone a schedule of renovation and refurbishment, creating a comfortable and elegant interior which retains many of its original features. More latterly the vendors have converted the original outbuildings to create a one bedroom annexe. The total square footage of the entire property is just shy of 2,500 sq ft. The property has oil-fired central heating and double-glazed windows throughout.

A partially glazed front door with glazed top light opens to the entrance hall with sash window to rear, checkerboard tiled flooring, wall-mounted radiator and stairs that rise to first floor landing with understairs storage. A door leads off to the sitting room which has two large sash windows to front, exposed floorboards, wall-mounted radiator and feature fireplace housing the wood burning stove on a tiled hearth and with wooden surround and mantel over. A further door from the entrance hall opens to the kitchen/dining room, a particularly light room again with large sash windows to the front and side, a partially glazed door to the garden, high ceilings and a combination of checkboard flooring in the kitchen and exposed floorboards in the dining area. The kitchen area has a matching range of fitted base units with oak worktops and recessed butler sink with mixer tap over. There is an integrated washer dryer, Bosch dishwasher and water softener, space for an electric range with tiled splashback and stainless steel extractor hood over and space for fridge freezer. There is a step up to the dining area where there is a wall-mounted radiator and an open grated fireplace with tiled hearth, wooden mantel and surround. A further door from the entrance hall leads to the family snug, a dual-aspect room with windows to side and rear, fireplace with recessed wood burning stove on tiled hearth with wooden mantel over, wall-mounted radiator and checkerboard tiled flooring. A door leads to the rear porch which has glazed windows to rear and stable door to the exterior. A shower room completes the ground floor accommodation and comprises a large double shower tray in tiled surround with mains-fed drencher shower with handheld attachment, close-coupled WC and pedestal hand wash basin with taps above. There is a window to rear, part panelled walls, floor-mounted column towel radiator and extractor fan.

The stairs in the entrance hall rise to the first floor landing which has a sash window to rear, wall-mounted radiator and doors off to the bedrooms and bathroom. Bedroom One is a dual-aspect room with two sash windows, one to front and one to side, together with a wall-mounted radiator and exposed floorboards. Bedroom Two also has two sash windows to front and an ornate feature fireplace with decorative surround and mantel over and exposed floorboards. Bedroom Three has a sash window to rear, wall-mounted radiator, exposed floorboards, decorative fireplace with open grate and ornate surround with mantel over and a built-in wardrobe with hanging rail and storage above. Bedroom Four is a further double room with sash window to side, wall-mounted radiator, exposed floorboards, two built-in wardrobes with hanging rails and storage above and an ornate open-grated fireplace with decorative surround and mantel over.

The family bathroom is a spacious room with sash window to rear with opaque glazing and part panelled walls. It comprises a freestanding double-ended bath with ornate mixer tap over and shower attachment, close-coupled WC and pedestal hand wash basin. There is also a built-in double shower cubicle in tiled surround with drencher shower and handheld attachment, extractor fan, floor-mounted column towel radiator and access to loft.

Outside

To the front of the property is a wrought iron gate opening to a checkerboard tiled pathway that leads to the front door, with a small landscaped garden enclosed by a low wall. From the highway, double-gated access leads to a gravel driveway that provides off-road parking for two to three vehicles. A pair of timber gates lead to the rear garden, which has raised beds and well stocked borders. A paved terrace abuts the property. An enclosed walled area houses the oil tank and outside oil-fired boiler. There is a garden store with vaulted ceilings and open front. A further raised seating area provides a very private suntrap.

The Annexe

The former shop and slaughterhouse have been converted to a one bedroom annexe (Planning permission DC/21/3498/FUL refers).

The annexe is entered via bifold doors which run across the front of the building into an open-plan living/kitchen/dining room with high-level windows to the rear, vaulted ceilings and features a central woodburning stove on a slate hearth and engineered oak flooring throughout. The kitchen area has a matching range of fitted coordinated base units and a central island which incorporates a breakfast bar with storage under, integrated wine fridge and a combination microwave. The range of fitted base units have a granite worktop incorporating a Belfast sink with mixer tap over with water softener. There are integrated appliances including dishwasher, four ring electric hob with electric oven under, stainless steel extractor hood over and integrated fridge and freezer. Underfloor heating throughout. Leading from the living/kitchen/dining room into the inner hall where there is a large airing cupboard with pressurised water system, underfloor heating manifolds and electric boiler. The bedroom is a generous double with windows facing the garden and French doors that open out onto a terrace and the garden. Oak flooring and built-in wardrobe. The bathroom is well appointed with a double walk-in shower with glass and granite surround with drencher shower over and handheld attachment, all mains fed. Wall hung basin with drawers under and shelf above with mirror fronted cupboard with lights and hidden cistern WC. Chrome heated towel radiator.

The Outside

The outside has been fully landscaped with a paved terrace immediately behind the annexe with steps downs leading into an area of garden with raised flower borders











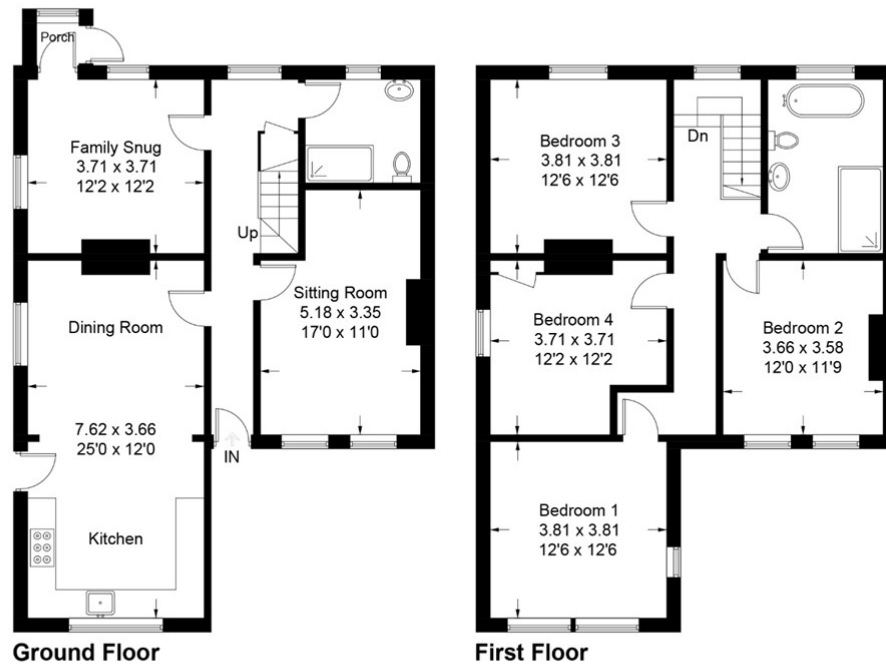






Brook House, Earl Soham

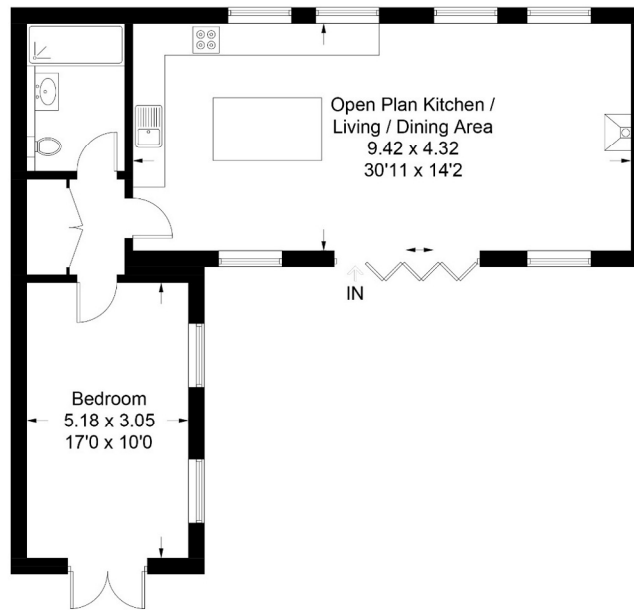
Approximate Gross Internal Area = 156.8 sq m / 1688 sq ft
 Outbuilding = 74 sq m / 796 sq ft
 Total = 230.8 sq m / 2414 sq ft



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Brook House Annex

Approximate Gross Internal Area = 67.3 sq m / 724 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. 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>

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

Council Tax Band C; £2,057.37 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.

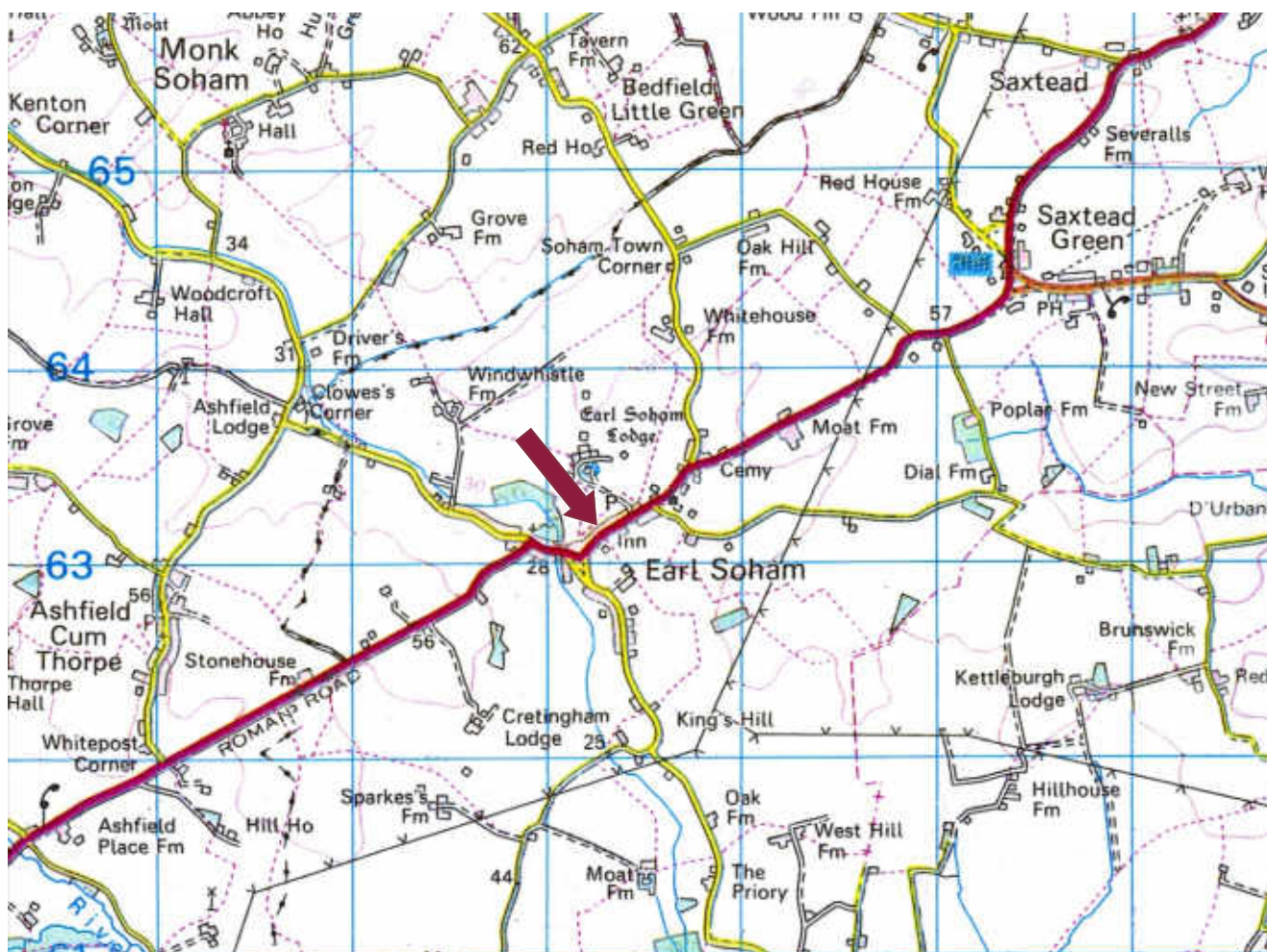
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

June 2026

Directions

Heading out of Framlingham on the B1119 (Saxtead Road) continue into Saxtead, passing The Old Mill House public house on the left. At the end of the road, turn left onto the A1120 and continue into the village of Earl Soham. Having passed the primary school on the right hand side, Brook House can be found a short way along on the right, before reaching Huttons Butcher and Delicatessen. Parking can be found in the lay-by opposite the property.

For those using the What3Words app: [///reclaimed.modes.lamp](http://reclaimed.modes.lamp)



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