Chartered Surveyors / Estate Agents

Clarke & Simpson









2, Black & White Cottages, The Street, Easton, IP13 0EF

A spacious three bedroom semi-detached village dwelling close to the pub and within walking distance of Easton Farm Park.

Guide Price £365,000 Freehold

No forward chain

P7759C

Summary

Hallway, sitting room, drawing room, dining room, kitchen, utility room and cloakroom.
Three first floor bedrooms and bathroom.
Off road parking.
Front and rear gardens in all extending to 0.18 acres.

Location

2 Black and White Cottages is situated close to the centre 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

2 Black & White Cottages is a prominent, semi detached house which is Grade II Listed. The accommodation extends to approximately 1800 sq.ft. and there are spacious grounds and first floor rooms. The cottage now requires general renovation. The main door provides access to a hallway where stairs rise to the first floor landing, doors lead to the reception rooms, kitchen and utility room. The kitchen has basic high and low level wall units as well as a stainless steel sink and drainer. The utility room is home to the oil fired boiler and has space and plumbing for a washing machine. Off this is a cloakroom with WC and handwash basin. The dining room has leadlight windows to the front of the property and a large Inglenook fireplace. There is a spacious sitting room with leadlight window to the side and built-in cupboards.



Also on the ground floor is a dual aspect drawing room with windows to the front and side, a built-in cupboard and fireplace. On the first floor is a landing with a window and doors off to the three bedrooms and bathroom. Bedroom one is a spacious double with a leadlight window to the front which has fine views over the church. There is a built-in cupboard. Bedroom two is a further good size double bedroom with window and built-in cupboard. The bathroom comprises a bath, WC, handwash basin and airing cupboard. The third bedroom, again, a double, has a leadlight window to the front, again with pleasant views.

Outside

To the front of the property is a driveway providing ample off road parking. There is an area of lawn to the front and access to the rear garden. This is predominantly laid to grass. The grounds extend to approximately 0.18 acres.

Directions

Passing Easton White Horse on the right hand side, shortly after this and just before the village hall, 2 Black & White Cottages will be found on the left.

What3Words: /// anyone.geese.tigers



















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 upon request)

Council Tax Band E; £2,806.94 payable per annum 2026/2027

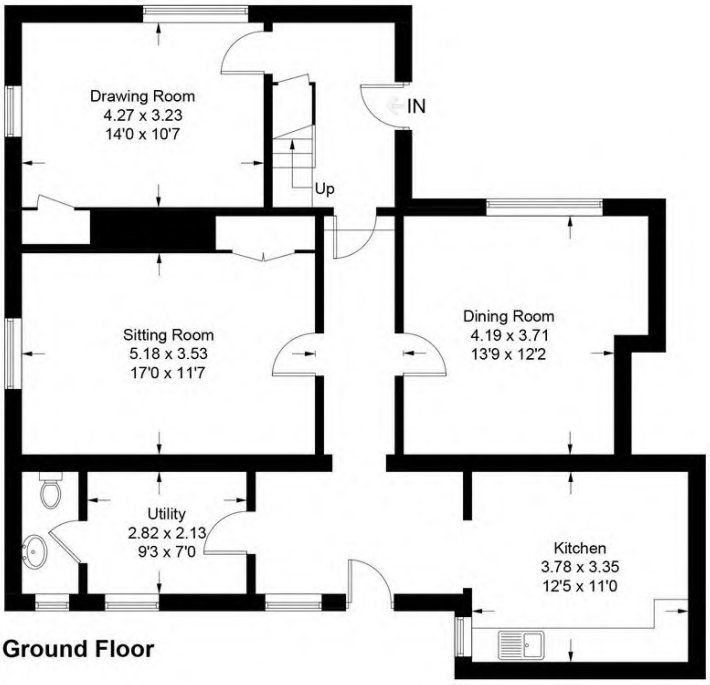
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.



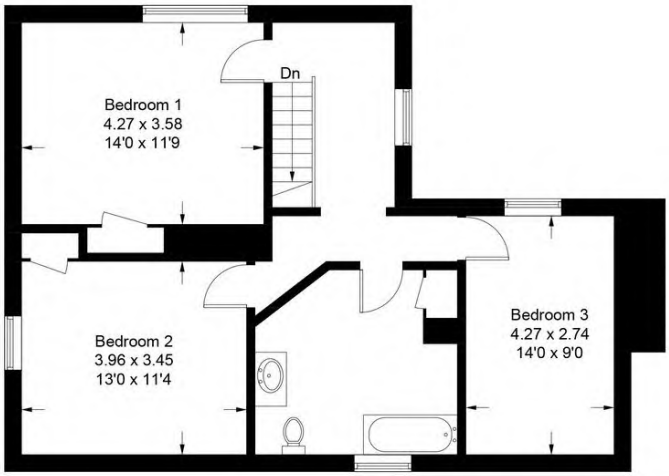


2 Black & White Cottages, Easton

Approximate Gross Internal Area = 166.2 sq m / 1789 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson





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. There is a site plan within the particulars. The property being sold forms part of title SK238409 and part of title SK238417.

4. The property stands in a particularly pleasant location within the village but interested parties will note that the base for the Hamilton Bloodhounds is located directly behind the rear garden.

5. The property has been pegged along the boundary to the front. The buyer may wish to construct fencing or hedging along this boundary line. There will be no right of way for number 1 over the driveway of number 2.

October 2026



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