Chartered Surveyors / Estate Agents

Clarke & Simpson









2 Vinery Close, Wickham Market, Suffolk IP13 0DE

An extremely well presented five bedroom family house with separate annexe accommodation, occupying a generous plot within walking distance of all the amenities in Wickham Market.

Guide Price £825,000 Freehold

P7999J

Summary

Entrance porch, entrance hall, sitting room, dining room, kitchen/breakfast room, snug/study, boot/utility room, pantry and cloakroom.
Principal bedroom with dressing room and en-suite bathroom.
Guest bedroom with en-suite shower room, three further bedrooms and family bathroom.
Annexe Accommodation offering open plan sitting/dining room, kitchen and double bedroom with en-suite shower room.
Large block paved driveway for the parking of four to six vehicles, oversized double garage and generous rear garden.

Location

2 Vinery Close is set well back from the High Street yet within walking distance to the centre of Wickham Market. The village lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, which provides dual carriageway driving to Woodbridge (approximately 4 miles), Ipswich, London and the south. There is a railway station at nearby Campsea Ashe, with trains to Ipswich and onto London which take just over the hour, together with Clarke & Simpson's Auction Centre.

This thriving community offers a range of local businesses and shops, including a Co-operative supermarket, an award-winning butchers (Revetts), restaurants, a pharmacy, vets, dentist, a health centre, library and primary school and recently re-opened pub, The George. There are regular bus services to Woodbridge and on to Ipswich. The village is also within the Thomas Mills High School catchment area for secondary schooling. Local tourist attractions, such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo, are all within a 10 mile radius; as is the coast with popular destinations such as Aldeburgh, Southwold and Walberswick.

Description

The property forms part of Vinery Close; a small private development of just three houses set well back from the High Street and within walking distance of all the amenities and services that Wickham Market has to offer.

Built in circa 1999 by a local builder for his own occupation, and then extended a few years later to create the annexe accommodation, 2 Vinery Close is a very well presented five bedroom family house with the great added benefit of an independent annexe for family members or ancillary income.



In all the accommodation extends to nearly 3,300 sq ft (307 sqm) and comprise an entrance porch, double height entrance hall for receiving guests, a 22' x 14' sitting room, that links well via double doors through to the dining room, snug/study, 18' x 10' refurbished kitchen/breakfast room, practical boot/utility room, pantry, wine store and cloakroom. On the first floor there is a galleried style landing that overlooks the entrance hall, a principal double bedroom suite with dressing room and en-suite bathroom, guest bedroom with large en-suite shower room, two further double bedrooms, a single bedroom and a family bathroom. There is also a large walk-in airing cupboard.

The annexe accommodation comprises a large, open-plan sitting and dining room with kitchen off, together with a double bedroom with built-in wardrobe cupboards and an en-suite shower, that could be converted to a wet room if required. This versatile accommodation could be used for a dependent relative, as ancillary accommodation to the main house, as a work from home facility or let out to create useful additional income.

Outside there is a large block paved driveway to the front of the property, that is sufficiently large enough for the parking of four to six vehicles together with an over sized double garage with electrically operated up and over door and useful attic storage.

The rear garden faces in an easterly direction and enjoys the sun throughout the morning and into the afternoon. There is a patio area, set beneath a canopy, that can be accessed from the dining room, and beyond this is a generous garden that is enclosed within brick walling and fencing. There is also a large vegetable patch, a useful timber framed storage shed and greenhouse. In all, the site extends to nearly a quarter of an acre including the landscaped verge on the left hand side of Vinery Close as you exit the property.

Being a relatively modern house, the property is both low maintenance and energy efficient, with a rating of C and benefitting from UPVC double glazing throughout and two separate gas fired boilers serving the main house and the annexe, that were both installed in recent years. There is also a 4KW photovoltaic panel array on the garage, that generates both electricity and a useful feed in tariff payment.






LOST BOOK
LOVE YOU MORE
OH.


GOOD
VIBES
ONLY


GOOD
VIBES
ONLY
LOVE





























Directions
Approaching Wickham Market from the south on the B1438, Vinery Close will be found on the right hand side before the East of England Co-Op, with number 2 located to the rear of the development.
For those using the What3Words app: ///importers.savings.inquest

Viewing Strictly by appointment with the agent.

Services Mains electricity, gas, water and drainage connected. Gas-fired boilers serving the central heating and hot water systems.

Broadband Fibre to property - 500Mb

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 House = Band F: £3,411.29 payable per annum 2026/2027; Annexe = Band A: £1,574.44 payable per annum 2026/2027 - **NB:** the vendors have agreed a reduction to the annexe council tax payment on the basis that they are using it as their main residence.

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

2 Vinery Close, Wickham Market

Approximate Gross Internal Area = 306.1 sq m / 3295.1 sq ft

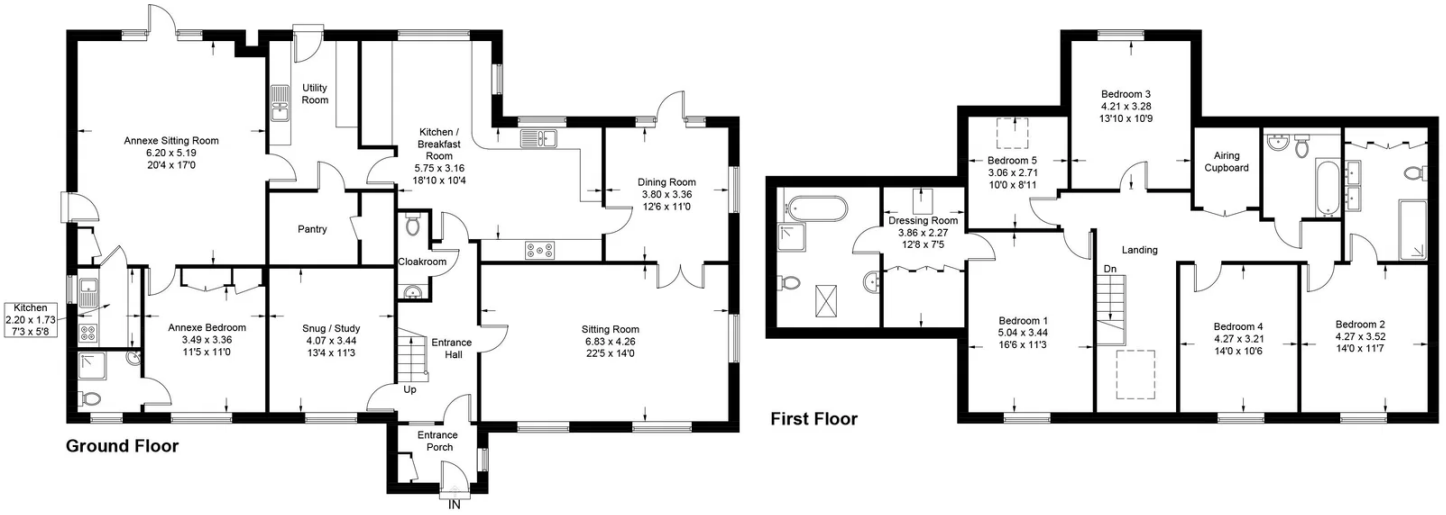


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1340249)

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. Prospective purchasers should note there is a historic covenant regarding the use of the annexe, restricting its use as a private dwelling house for the occupation of one household. However, there is an indemnity insurance policy in place in relation to this restriction.

October 2026



Clarke & Simpson

Well Close Square, Framlingham, Suffolk IP13 9DU

01728 724200 Option 1

email@clarkeandsimpson.co.uk

www.clarkeandsimpson.co.uk

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

Clarke & Simpson