

*A pretty, detached cottage, offering original charm, situated in the very centre of the village of Easton.*



#### Guide Price

£275,000

Freehold

Ref: P7760/C

#### Address

Jasmine Cottage  
The Street  
Easton  
Nr Woodbridge  
Suffolk  
IP13 0ED

Reception, lobby, cloakroom, hallway, sitting room, kitchen/dining room.  
Two first floor bedrooms and bathroom.  
0.01 acre grounds with off-road parking for two vehicles.

**No forward chain.**

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## 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.

## Description

Jasmine Cottage is a detached dwelling of soft Suffolk white brick under a slate tiled roof. Accessing the Cottage from the rear garden, the door provides access to a reception hall, off which is a cloakroom and also the hallway. From the hallway there are stairs to the first floor landing and doors to a sitting room with a fireplace and also a kitchen fitted with basic units. On the first floor are two bedroom along with a bathroom.

## Outside

Within the particulars is a plan of the property. Jasmine Cottage benefits from a right of way over the drive shaded in yellow (contributing one third of the cost of maintenance). This leads to parking for two vehicles and access to the rear garden. This is predominantly laid to grass and contains an outbuilding.





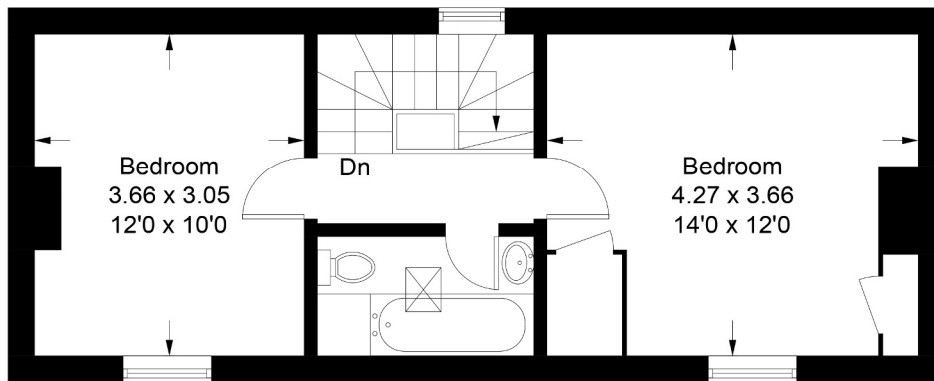




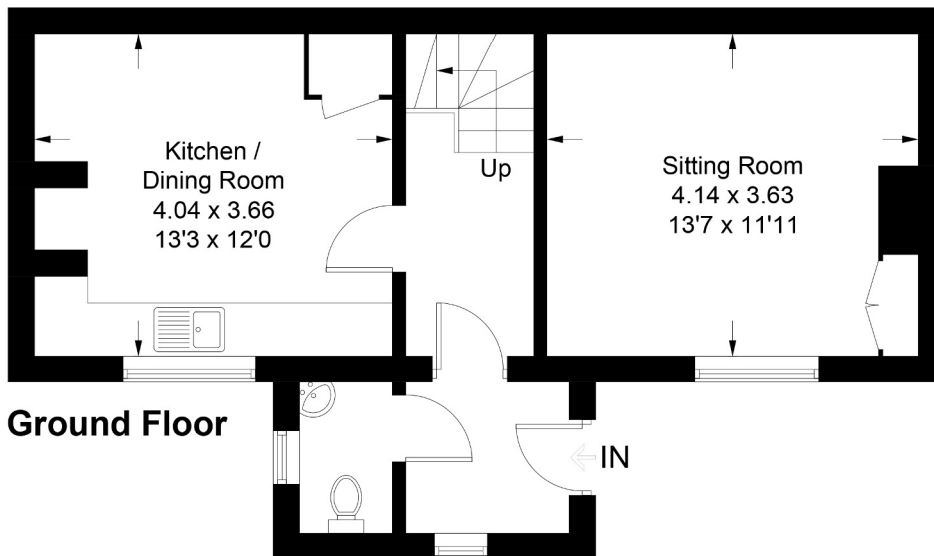


## Jasmine Cottage, Easton

Approximate Gross Internal Area = 79.2 sq m / 852 sq ft



**First Floor**



**Ground Floor**



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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 D; £2,191.90 payable per annum 2025/2026

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

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## 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.

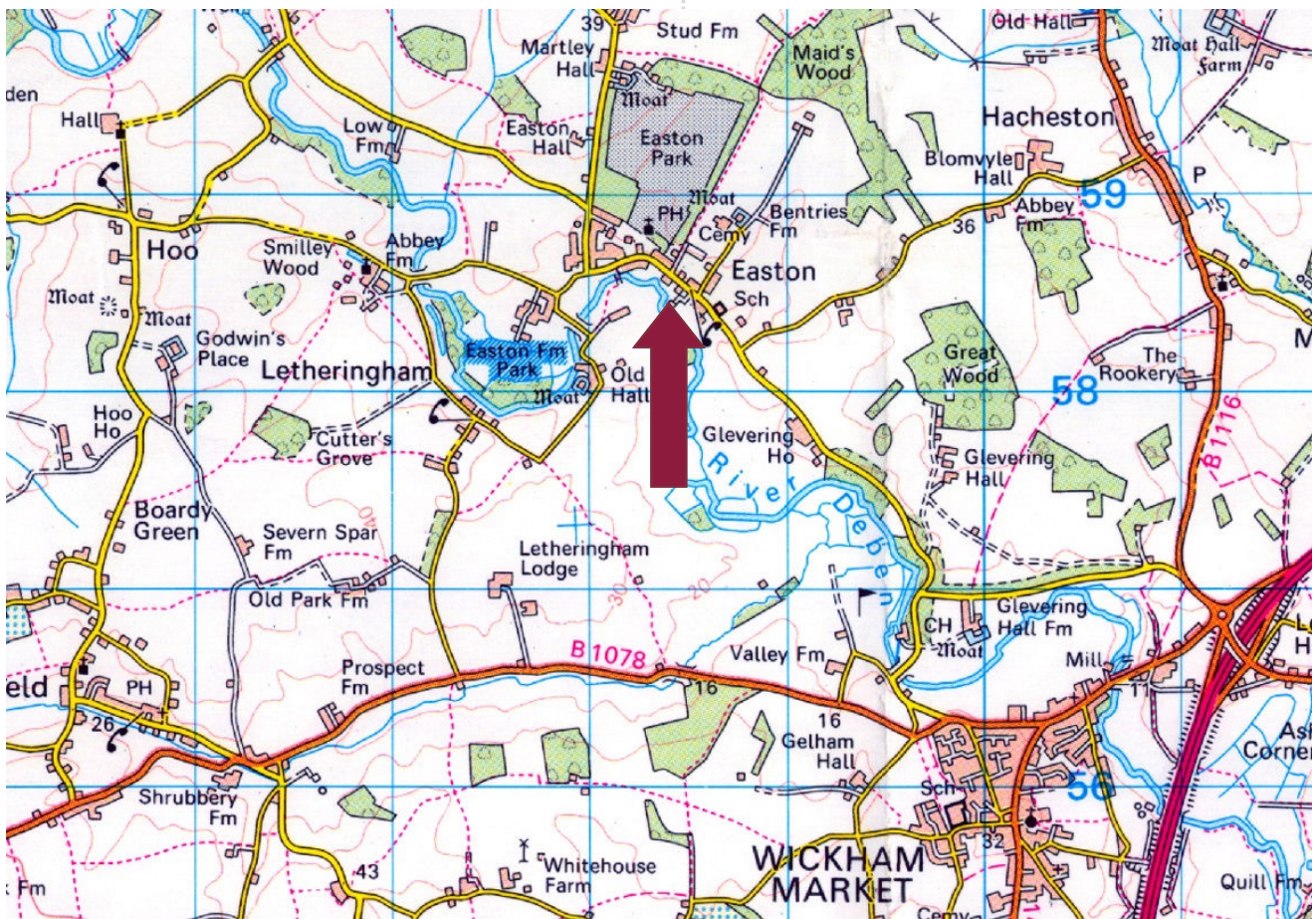
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*January 2026*

## Directions

Proceed into Easton from Wickham Market. Having passed the school on the right hand side, Jasmine Cottage can be found a short way along on the left hand side. Parking is at the rear of the property but those viewing may wish to park on the road in the first instance.

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