

*A three bedroom former railway workers, mid terrace house, situated in the heart of the popular village of Campsea Ashe. Nr Wickham Market.*



#### Guide Price

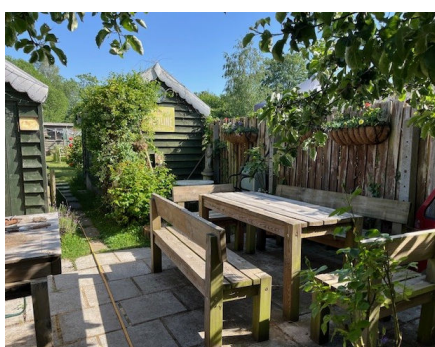
£240,000

Freehold

Ref: P7827/B

#### Address

2 Hembling Terrace  
Mill Lane  
Campsea Ashe  
Woodbridge  
Suffolk IP13 0PP



Entrance porch and entrance hall, sitting/dining room, kitchen and ground floor bathroom.  
Two double bedrooms and one single bedroom.  
Driveway with parking for two vehicles.  
Rear garden in excess of 100ft.  
Timber sheds with power and light.

#### Contact Us



Clarke and Simpson  
Well Close Square  
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

The village benefits from a popular dining pub, The Duck, village hall, church, recreation ground, shop and Clarke and Simpson saleroom. There is also a railway station (known as Wickham Market Train Station), which houses an impressive community café. Railway services run northwards to Lowestoft and southwards to Ipswich, where there are connecting trains to London's Liverpool Street station. The nearby village of Wickham Market offers a range of local businesses and shops, including a Co-operative supermarket, an award winning butchers, restaurants, a health centre, library and primary school. From here, there are regular bus services to Woodbridge and on to Ipswich.

Campsea Ashe is within the Farlingaye High School catchment area for secondary schooling, although Thomas Mills in Framlingham may also be a possibility. The property is conveniently positioned for Suffolk's Heritage Coast and the popular market town of Woodbridge, which is just 8 miles to the south-east. Snape Maltings, with its world famous concert hall, is just over 4 miles away. Aldeburgh, with its sailing and 18 hole golf course, is approximately 10 miles. The pretty riverside village of Orford is approximately 7.5 miles. The forests and heaths at Rendlesham and Tunstall are nearby, with Minsmere RSPB reserve just a 30 minute drive.

## Description

2 Hembling Terrace is a three bedroom, mid terrace former railway workers house, with part brick and part rendered elevations under a mostly pitched roof. The property has traditionally laid out accommodation with entrance hall, sitting/dining room, kirchen and ground floor bathroom with three bedrooms on the first floor. The property benefits from Oil fired central heating to strategically placed radiators throughout and double glazing .

A covered entrance porch with a front door opening into the entrance hall, from which a door leads into the sitting/dining room, a spacious dual-aspect room featuring French-style doors that provide access to the garden. There is a red brick chimney breast with an open grated hearth, and an archway opening into the dining room, which has a window to the front. A door from the sitting room opens into the kitchen, which benefits from a side-facing window and a matching range of fitted wall and base units. A stainless steel single drainer sink unit with mixer tap is inset into the worktops, and there is a water softener installed. The kitchen also offers space and plumbing for a washing machine, space for an electric cooker, and additional space for further appliances. Slate-style flooring continues through to the rear hall, where there is a large and useful airing cupboard housing a floor-mounted oil-fired boiler with slatted shelving above. A partially glazed door provides access to the garden.

A door from the kitchen leads to the ground floor bathroom, which features an obscure-glazed rear window. The suite comprises a panelled bath set within a tiled surround with a mains-fed shower over and concertina screen, a close-coupled WC, and a pedestal wash hand basin with mixer taps and a glass shelf above. A chrome heated towel radiator completes the room. From the sitting room, a discreet staircase rises to the first-floor landing. The sitting room also benefits from an understairs cupboard. The landing provides access to the loft and doors leading to three bedrooms. Bedroom one is a generous double room with large rear-facing windows, a built-in cupboard over the stairs, and fitted shelving. Bedroom two is a further double bedroom with front-facing windows. Bedroom three is a good-sized single bedroom with a front-facing window and is currently used as a store room. The property further benefits from oil-fired central heating and UPVC double glazing throughout.

## Outside

The property is approached from the highway via a driveway providing off-road parking for two vehicles, together with a pathway leading to the front porch. To the rear, there is a right of access in favour of number two across the rear of number one, allowing access to the rear garden either externally or directly from the property. The rear garden extends to in excess of 100ft in length and begins with a charming cottage-style courtyard to the side of the property. This leads through to the main garden area, where there

is a range of timber sheds with power and light, providing useful storage, along with a discreetly positioned oil tank and a paved seating area. Beyond this is a garden predominantly laid to lawn, with a further timber shed and chicken house situated towards the rear. The garden is enclosed by panel fencing, providing a good degree of privacy.

Beyond the rear boundary, there is access to an additional area of land which is landlocked. While this land is not contained within the freehold of no. 2 Hembling Terrace it is informally used by the neighbouring properties within the terrace for purposes such as children's play or general storage.



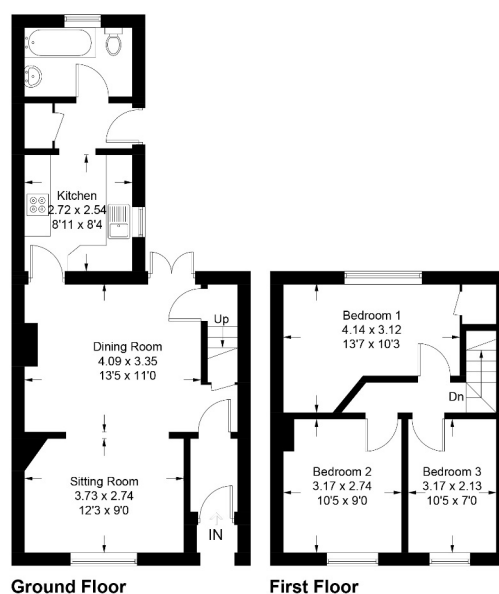






## 2 Hembling Terrace, Campsea Ashe

Approximate Gross Internal Area = 76.0 sq m / 818 sq ft



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Produced for Clarke and Simpson

*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 B; £1,689.78 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

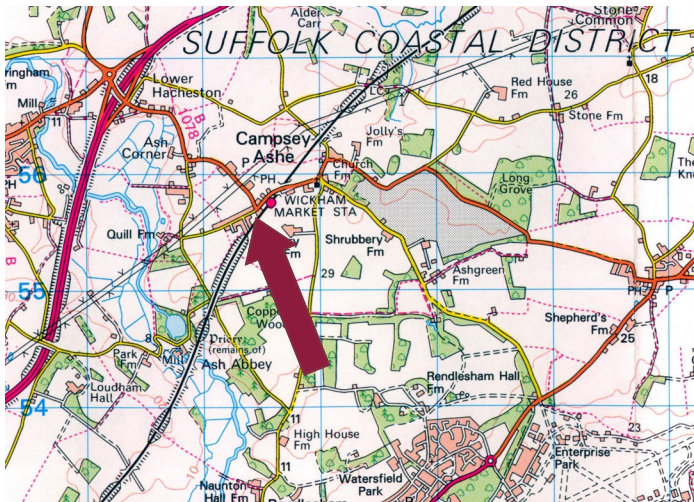
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

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

4. Any interested party is herewith advised that a 8.2 hectares of land that lies to the West of Ash Road and North of Mill lane is earmarked for potential development. Please ask agent for further details.

*February 2026*



## Directions

Proceeding from Framlingham heading east on the B1078, pass through the villages of Parham and Hacheston. At the Wickham Market Five Ways roundabout, continue straight across, taking the second exit and crossing over the A12. Follow this road into Campsey Ashe. After passing the Auction Centre on the left-hand side, turn right into Mill Lane just before reaching the railway station. The property will then be found a short distance along on the left-hand side.

For those using the What3Words app:  
///bulb.plums.discrepancy



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