

A prominent village house located within a short stroll of the Easton White Horse.



Guide Price

£350,000

Freehold

Ref: P7758/C

Address

1 Black and White Cottages
Easton
Suffolk
IP13 0EF



Sitting room, kitchen/dining room and bathroom.
Three first floor bedrooms and attic rooms.
Front and rear gardens extending to 0.2 acres, with space for off-road parking.

No forward chain.

Contact Us



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www.clarkeandsimpson.co.uk

And at The London Office
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Location

1 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

1 Black and White Cottages is a distinctive semi-detached period house. It is understood to have been Grade II Listed in 1984 and is believed to date from the mid 16th century. A front door provides access to the dual aspect sitting room. There are lead light windows to the front and rear and a large brick inglenook fireplace with a bressummer beam above. Stairs rise to the first floor landing and a door leads into an inner hallway. This has a door to the exterior, access to the kitchen/dining room, the bathroom and also a door into a boiler cupboard which houses the oil-fired boiler and slatted shelving. The kitchen/dining room is divided into two sections. The kitchen has a window to the front and side of the property and is fitted with a basic range of high and low-level wall units with space for an electric cooker and fridge. There is a roll edge worksurface with stainless steel sink. The dining area has a window to the side and a fireplace, and the room has tiled flooring, exposed timbers and a radiator. The bathroom comprises a bath with shower above, WC and handwash basin. There are windows to two sides. Stairs from the sitting room with an understairs cupboard rise to the first floor landing. A door opens to a bedroom and further stairs continue up to the second floor. Bedroom one is a large walk-through room with exposed timbers, blocked fireplace, understairs wardrobe and window overlooking the rear garden. Doors lead to bedrooms two and three. Bedroom two is a double with exposed timbers and a blocked mullion window as well as lead light windows to the front of the property with fine views towards the village church. Bedroom three is dual aspect and can be used as a double. Off this is a store cupboard. On the second floor are attic rooms, divided into two. Both have windows.

Outside

To the front of the property is a grass driveway which a buyer may wish to improve to create a more substantial parking area. The rear garden can be accessed via the side of the house. This is laid to lawn and enclosed by hedging, fencing and a brick wall. In all the ground extend to approximately 0.2 acres.











1 Black & White Cottages, Easton

Approximate Gross Internal Area
141.5 sq m / 1523 sq ft
(Including Attic Room)



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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 = F (Copy available from the agents upon request).

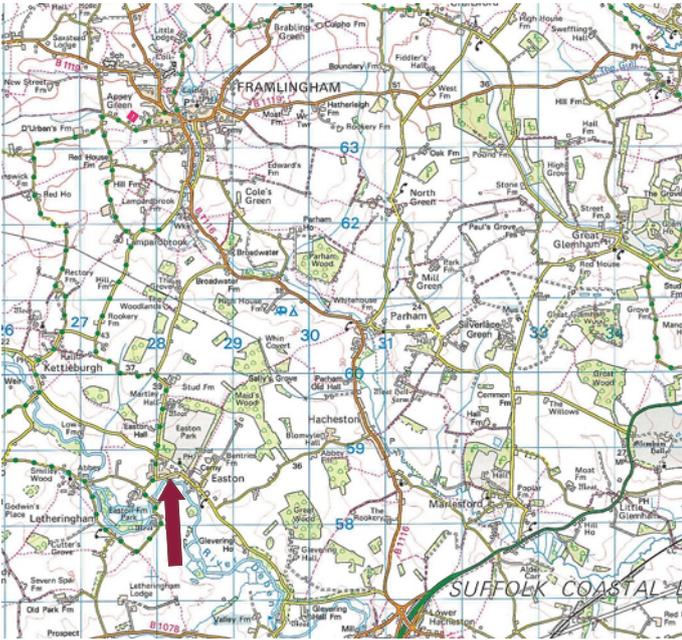
Council Tax Band E; £2,678.99 payable per annum 2025/2026

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

NOTES

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 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.
4. The property is made up of three Land Registry Titles being part of SK238409, part of SK238417 and all of SK 435452. A Land Registry Compliant Plan of what is being sold is shown within these particulars.
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.

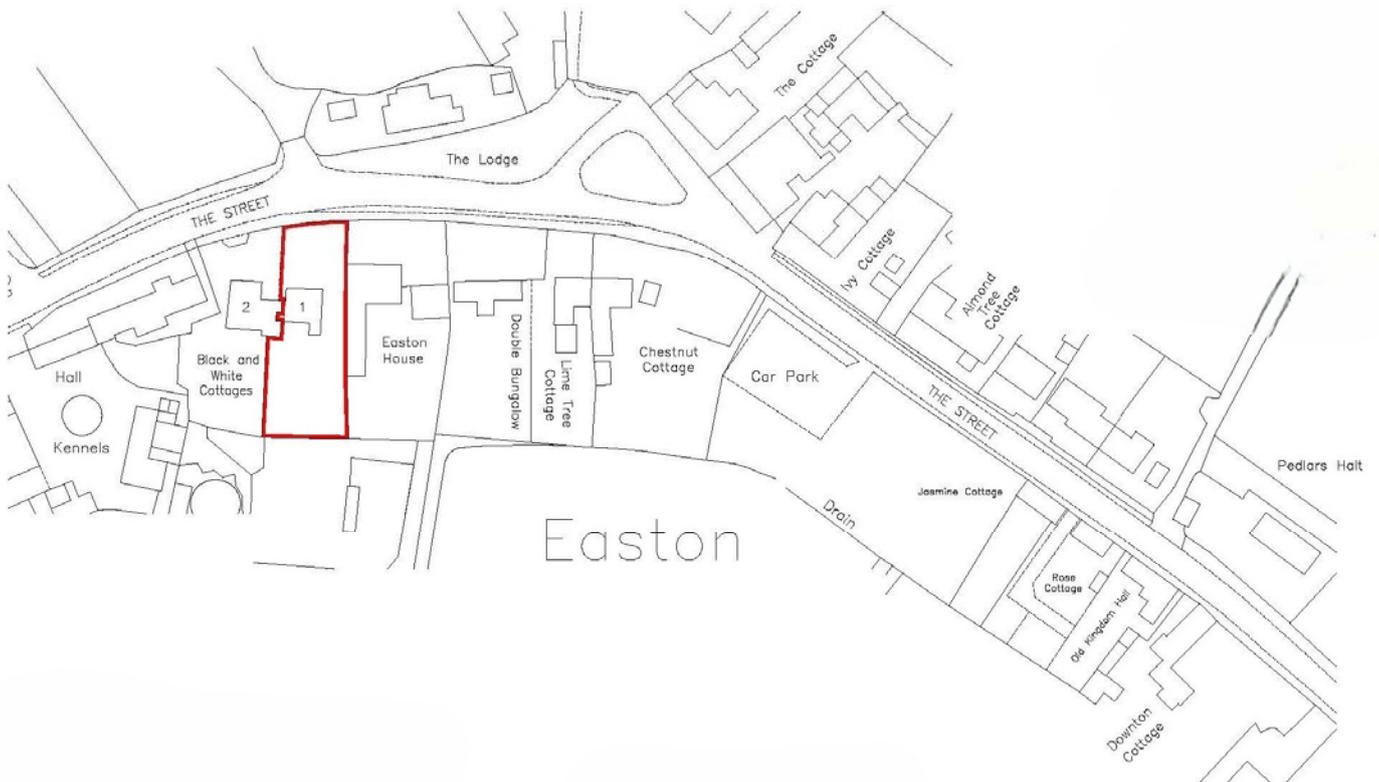
February 2026



Directions

Having passed Easton White Horse on the right hand side, shortly after this and just before the village hall, 1 Black & White Cottages will be found on the left.

For those using the What3Words app:
/// anyone.geese.tigers



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