

A modern, stylish two bedroom semi-detached house with planning permission to be extended, sitting in a pleasant position within walking distance of the village school and pub, and 2 miles from Eye.



Guide Price

£299,500

Freehold

Ref: P7937/MC

Address

4 Cedars Rise
Occold
Eye
Suffolk
IP23 7QA



Open-plan kitchen/sitting room/dining room and downstairs cloakroom.

Bedroom one with far reaching field views. Second double bedroom and bathroom.

Off-road parking.

Front and rear gardens. Garden shed.

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 situated in the rural village of Occold, within walking distance of the Beaconsfield Arms public house (known locally as "The Beaky"), the village hall, playing field, and the primary school. Day-to-day facilities are available in the historic market town of Eye, which provides a range of independent local shops, as well as Barclays Bank, two Co-ops and a newsagent. There are various eateries, including a chocolaterie and The Queen's Head public house. There are also Chinese and pizza takeaways, and a fish and chip shop. The town boasts a motte and bailey castle, a library, bakery, hairdresser, art studios, antique shops, fabric shop, pharmacy, delicatessen, butchers, handyman and medical centre, as well the highly regarded Occold Primary School and Hartismere High School. There are further facilities in Diss, which is approximately 7 miles from the property. Diss has direct rail services to both Norwich (17 minutes) and London's Liverpool Street (1 hour 20 minutes), and also offers Tesco, Morrisons and Aldi supermarkets, as well as further schooling, restaurants, shops and services. The A140 lies to the west and links to the country's dual carriageway network, as well as Norwich and the county town of Ipswich.

Description

4 Cedars Rise forms part of an exclusive small development of just 8 houses that were constructed in 2020 and benefits from the remainder of its 10 year warranty. The contemporary timber frame semi-detached house has part brick elevations and part timber cladding under a tiled roof. The house has a stylish open-plan kitchen/sitting room/dining room with window to the front and large glazed doors to the rear which are flanked on both sides by windows which take full advantage of views over the landscaped rear garden. The kitchen benefits from an integral washer/dryer, freezer, fridge, slimline dishwasher and oven with halogen hob above. In addition is a water softener. The house has a ground floor cloakroom and on the first floor are two double bedrooms, both with large built-in wardrobes. The bedrooms have floor to ceiling windows overlooking the front and rear with the main bedroom having outstanding views over the rear garden and open countryside beyond. Also on the first floor is a bathroom with bath, WC, handwash basin and shower unit.

Planning Permission

Planning permission was granted by Mid Suffolk District Council under reference DC/24/04757 on 28th February 2025 for the construction of a side extension that on the ground will create a garage, utility room and study. On the first floor will be an additional bedroom with en-suite shower room and roof terrace. In addition, planning was granted under reference DC/23/00947 on 25th April 2023 for a loft conversion along with Velux windows. Plans of the proposed developments are available from the agents or can be found on the Mid Suffolk District Council planning website.

Outside

The property is approached via a shared drive to a shingled parking area and here there is also a large bed with shrubs and flowers. The large, south-facing rear garden has a sandstone patio abutting the house and beyond this is a lawn with beds. The garden measures approximately 55' x 35' and contains a garden shed.



















4 Cedars Rise, Occold

Approximate Gross Internal Area = 77.7 sq m / 836 sq ft

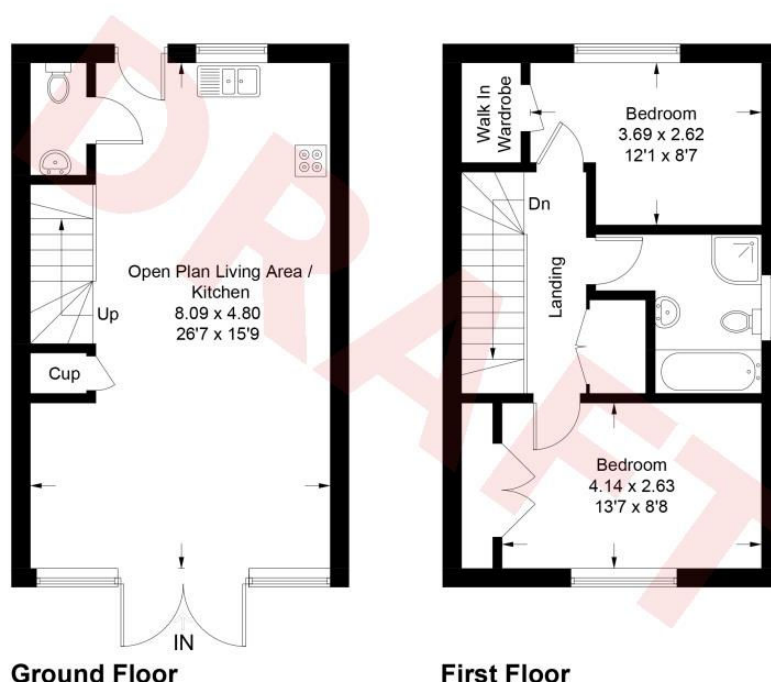


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312542)

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Air source heat pump for central heating. Ground floor underfloor heating and first floor radiators.

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

Council Tax Band B; £1,767.97 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

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.

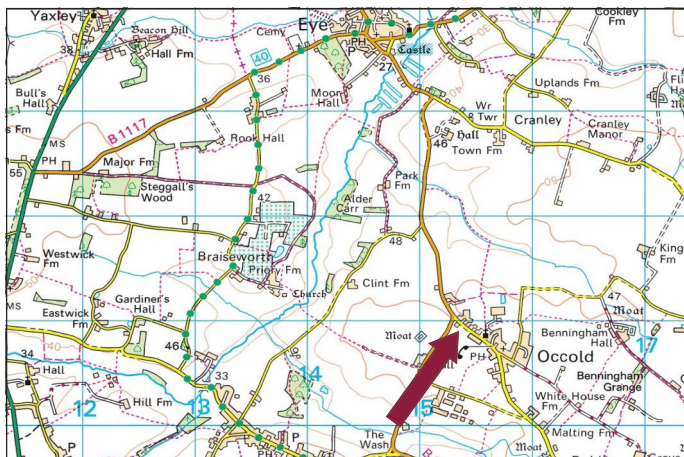
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3 The garden shed/studio that sits on the driveway does not form part of the sale and will be removed by the vendor.

June 2026

Chartered Surveyors / Estate Agents

Clarke & Simpson



Directions

From Framlingham, proceed west out of the town on the B1119 to Saxtead Green. At the end of the road, turn left onto the A1120 and head through the village of Earl Soham. At the T-junction turn right towards Kenton and Eye. Continue on this road for around 7 miles, heading through Kenton and Bedingfield, before reaching the village of Occold. Proceed through the village where Cedars Rise will be found on the left hand side before the T-junction. When you enter Cedars Rise, number 4 will be found straight in front of you on the left hand side.

What3Words: ///floating.scrub.brick



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