

The principal house on the popular Church Farm development of over 4,000 sq ft together with an impressive Studio building, set along a no-through road just a short distance from the town centre and seafront.

Guide Price
£1,450,000 Freehold
Ref: P7732/J

Warricks
1 Prevett's Way
Aldeburgh
Suffolk
IP15 5LT



Warricks - Entrance hall, sitting room, garden room, study, kitchen/breakfast room, utility room, shower room and WC. Landing, principal bedroom with en-suite bathroom and dressing room, guest bedroom with en-suite shower room and two further bedrooms. Three first floor studio rooms.

The Studio - Entrance hall, two ground floor offices and cloakroom. Landing, two first floor offices, kitchenette and WC. Generous stone driveway and triple garage block. Variety of garden outbuildings/potting sheds. Landscaped gardens.

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Location

The property forms part of the popular and established Church Farm development and is set along Prevetts Way; a private, no-through road a short distance to the north-west of the centre of the town. Aldeburgh's High Street offers an excellent range of local and national retailers including Crew Clothing, Joules, Collen & Clare, Quba & Co, O & C Butcher, Adnams, Fatface, L'Occitane, Riley & Riley and Sue Ryder, together with a Co-op supermarket, Prezzo, other fine restaurants, cafes and art galleries. The town has its own golf and yacht clubs and nearby Snape Maltings, with its world class concert hall, is home to the Aldeburgh festival. Other attractions in the area include the popular resorts of Thorpeness, Walberswick, Dunwich and Southwold, together with nature reserves at RSPB Minsmere and Havergate Island. There are also ancient castles at Orford and Framlingham. The neighbouring market town of Saxmundham (7 miles away) has Waitrose and Tesco supermarkets and a railway station with direct and connecting services to London Liverpool Street Station. The County Town of Ipswich lies about 25 miles to the south-west. Aldeburgh is an affluent market town, and one where there is a high percentage of second homes and holiday lets. Because of the interest from those looking for second homes from London and the south east, Aldeburgh is regularly mentioned within the national press as one of the best coastal towns in the country.

Description

Designed and built in 2000 by one of the developers of Church Farm as their private residence, Warricks is the principal house within this popular development and will be found in a very private and quiet setting along Prevetts Way, a no-through road, and separated from the centre of Church Farm by areas of open space.

The Church Farm development is known for its thoughtful design and layout, together with its quality of workmanship, and Warricks is no exception. Designed and built in the traditional Suffolk vernacular but with wonderful attention to detail and craftsmanship throughout, Warricks does now require updating internally, which provides a wonderful opportunity for an incoming purchaser to place their own specific style and design upon the property. The accommodation also lends itself to being reconfigured - particularly the first floor studio rooms, that could be accessed via a secondary staircase.

Opposite Warricks is The Studio; this served as the office base for the Church Farm developers, Fielden Limited, but was built in a sympathetic fashion, again with great attention to detail - notably the oak front door which is set within a beautifully crafted brick arch. The accommodation itself extends to nearly 1,200 sq. ft (110 sqm) with the layout allowing for a straightforward conversion to ancillary residential accommodation or a B&B/holiday let, subject to the necessary consents.

Outside there is a generous gravel driveway that serves both Warricks and The Studio, which leads to the triple garage block. A great deal of thought was also given to the landscaping of the gardens, particularly the rear garden. This is largely hard landscaped and facing both east and south, enjoys the sun throughout the morning and into the afternoon. It comprises terraced patio areas, established borders containing a variety of specimen flowers, shrubs and trees, ponds, fountains and a variety of useful outbuildings. There is also a small area of garden to the very rear, although this has been left to its own devices in recent years.

In all, Warricks extends to approximately 0.55 acres (0.22 hectares), although it should be noted that this does comprise two separate Land Registry Titles.



WARRICKS



WARRICKS



WARRICKS



WARRICKS



WARRICKS



WARRICKS



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THE STUDIO







Site Plan - Indicative Only



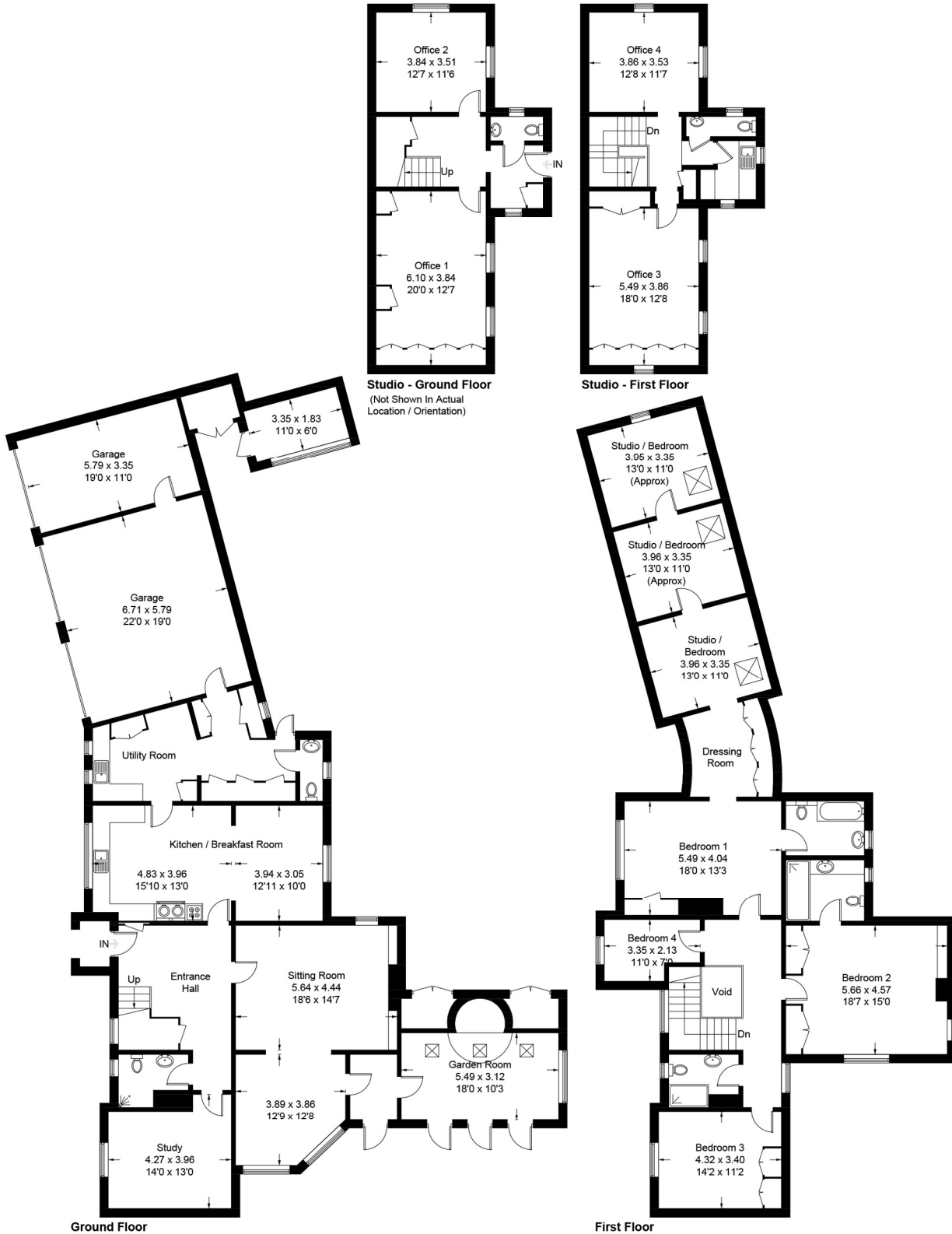
Aerial photograph taken 2012



Warricks, Aldeburgh



Approximate Gross Internal Area = 390.0 sq m / 4198 sq ft
 Studio = 107.4 sq m / 1156 sq ft
 Total = 497.4 sq m / 5354 sq ft



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 Produced for Clarke and Simpson



Viewing Strictly by appointment with the agent.

Services Mains water, drainage, electricity and gas connected. Gas-fired boilers serving the hot water and central heating systems for both Warricks and The Studio. We understand that the buildings are also separately metered.

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 Warricks = C; The Studio = C (Copies available from the agents upon request).

Council Tax Warricks - Band G; £3,748.88 payable per annum 2025/2026

Rateable Value The Studio; £9,400

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

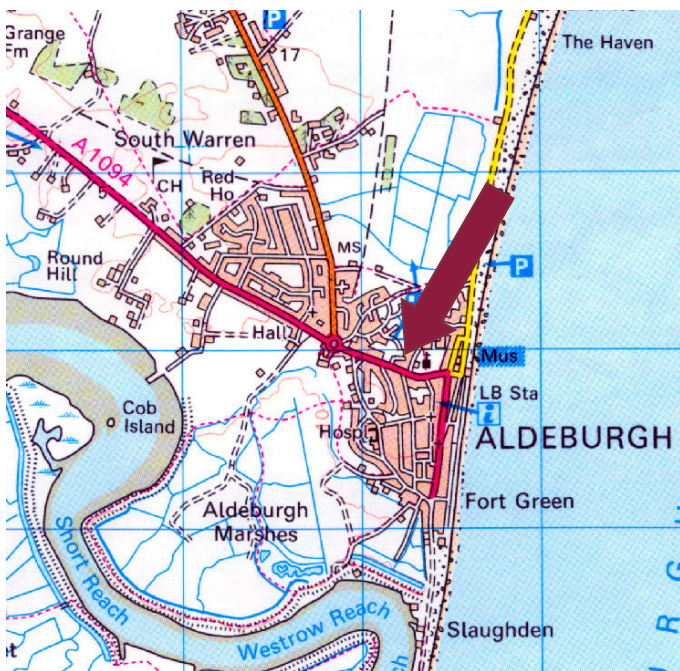
NOTES

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

November 2025



Directions

Proceeding in a south-easterly direction on the A1094 Saxmundham Road into Aldeburgh, at the roundabout take the second turning onto Church Farm Road. Take the first turning on the right into Barley Lands and then the second turning on your right into Prevetts Way. Continue along Prevetts Way, through the treelined avenue, where the entrance to Warricks will be found on the left hand side.

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