

A two bedroom detached cottage, situated in the very centre of the popular village of Easton.



Guide Price

£265,000

Freehold

Ref: P7761/C

Address

Rose Cottage

The Street

Easton

Suffolk

IP13 0ED



Entrance hall, kitchen/dining room and sitting room.

Two double bedrooms and bathroom.

Rear garden.

Off-road parking.

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

Rose Cottage is a two bedroom detached dwelling of soft Suffolk white brick under a slate tiled roof. Accessing the cottage from the rear garden, the door provides access to the entrance hall. From here, doors provide access to the kitchen/dining room, sitting room and understairs storage cupboard. Stairs rise to the first floor landing where there are two double bedrooms and a bathroom.

Outside

Within the particulars is a plan of the property. The neighbouring properties benefit from a right of way over the drive shaded in yellow (both 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 with an area of patio and various storage sheds.



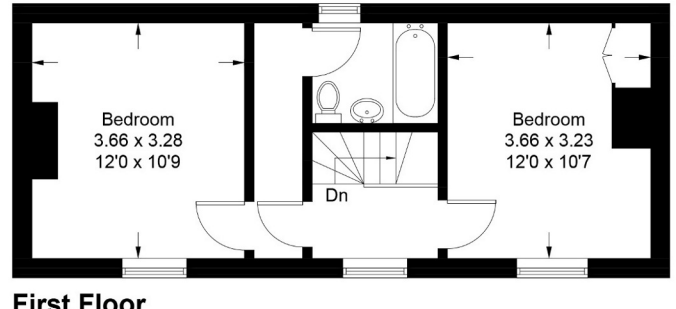
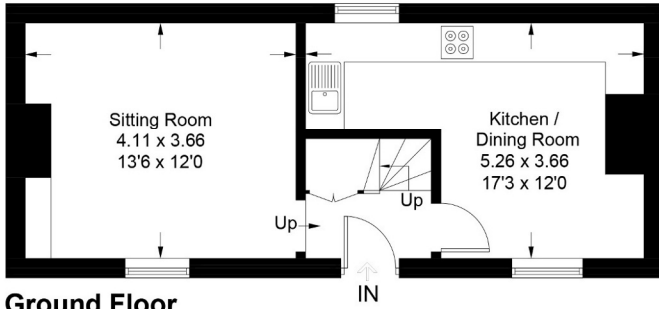






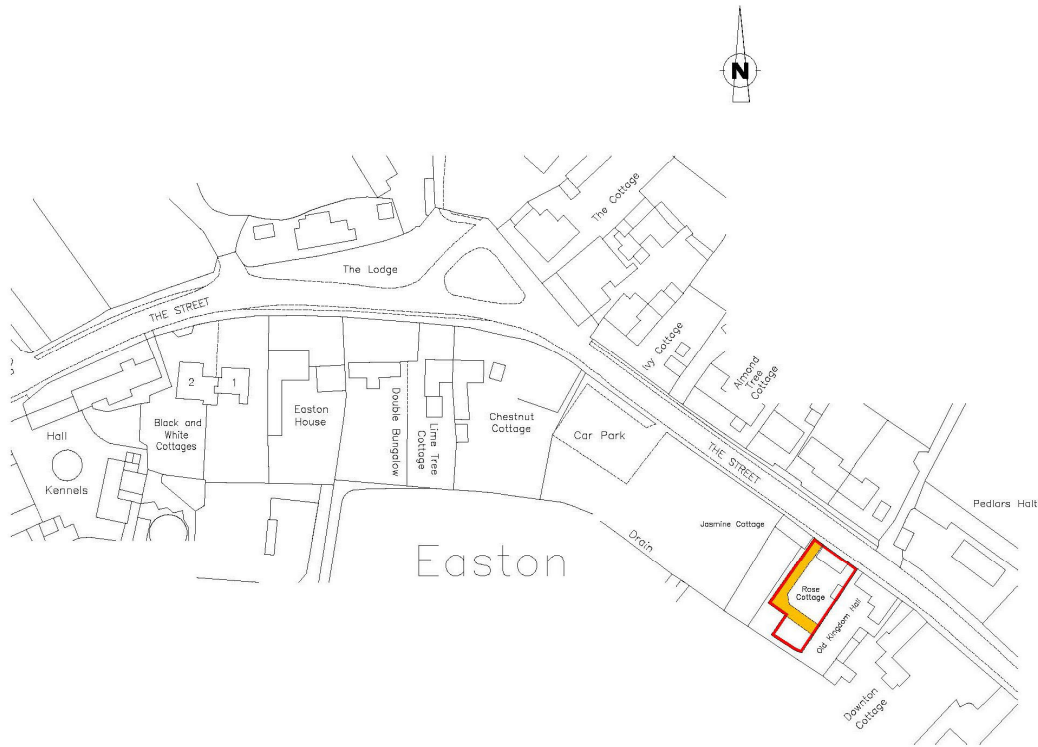
Rose Cottage, Easton

Approximate Gross Internal Area = 70.2 sq m / 756 sq ft



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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 C; £2,041.41 payable per annum 2026/2027

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

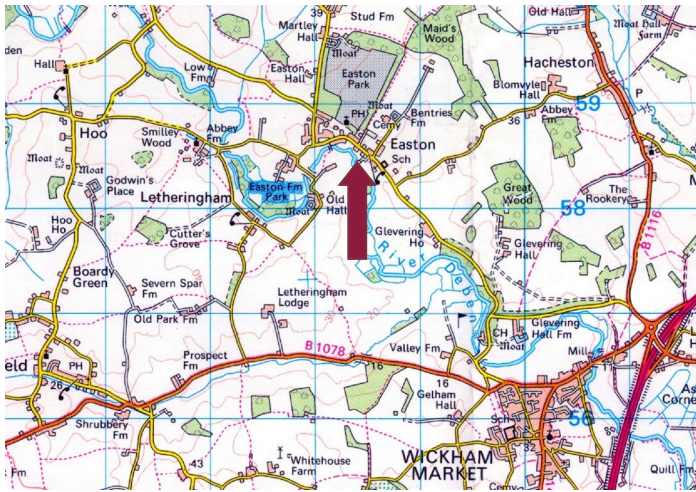
NOTES

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 neighbour to the east/south of Rose Cottage/Old Kingdom Hall has stated that they have always accessed their property on foot over the drive and car parking area.

May 2026



Directions

Proceed into Easton from Wickham Market. Having passed the school on the right hand side, Rose 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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