



Orchard Place, The Street, Hacheston, Woodbridge, IP13 0DR

A three bedroom single-storey 1930s property located in the centre of the village of Hacheston, a short distance from Wickham Market and the popular town of Framlingham.

Guide Price £399,500 Freehold

P7980/B





Summary

Entrance hall, sitting/dining room, kitchen/breakfast room, lean-to conservatory, cloakroom, inner hall, three bedrooms and a family bathroom. Side porch.

Enclosed garden to rear.

Off-road parking for several vehicles.

Location

Orchard Place is located in the accessible village of Hacheston, which is almost equidistant between the centres of Framlingham and Wickham Market. Both Framlingham and Wickham Market offer good local shopping facilities, as well as primary schools. Framlingham also has secondary schools, Thomas Mills High School and Framlingham College. Hacheston is a hub of activity with its village hall offering all manner of events and clubs. There is also an excellent farm shop and nursery. The village of Easton is within easy cycling distance and here there is a superb pub, Easton Farm Park, a bowls club and cricket club. The Heritage Coast is within about 10 miles, with the popular centres of Orford, Thorpeness, Aldeburgh, Walberswick and Southwold all being within easy reach. Woodbridge is within about 7 miles, whilst the county town of Ipswich lies about 15 miles to the south-west, offering frequent mainline railway services to London's Liverpool Street.

Description

Orchard Place is a unique detached single-storey dwelling with rendered elevations and a flat roof, which was built in the 1930s. The property was individually designed and has great charm. It has spacious and well laid out accommodation, benefitting from the high ceilings and light rooms typical of properties of this era. The accommodation comprises two/three reception rooms including the sitting/dining room, a generous dual-aspect reception room featuring a rear bay window with French doors opening directly onto the terrace. A York stone fireplace with open grate and mantel provides a striking focal point. An archway divides the sitting area from the dining area, which is currently arranged as a library and home office. A kitchen/breakfast room with a bespoke range of matching hand-built wall and base units, tiled worktops. A four-ring gas hob with extractor hood and low-level electric double oven, plus a built-in larder cupboard with wine store above. built and designed by James Hardy. A timber conservatory. Three bedrooms, a family bathroom and a cloakroom complete the accommodation.

Being individually built and designed, the property has a quirky feel to it, although could benefit from some modernisation.

Outside

Orchard Place is approached via a shared driveway to the front which leads to a private driveway to the side of the property that provides off-road parking for several vehicles. From here, access can be gained to the rear garden, which is mainly laid to lawn and wild flower areas and is enclosed by close-boarded fencing and hedging. There is a timber summerhouse. Immediately to the rear of the property, French doors lead from the bay window in the sitting room out to a concrete terrace, with steps leading down to the lawn.

Directions

Leaving Framlingham in the direction of Wickham Market, continue along the B1116 through the village of Parham and into Hacheston. Continue through the village where you will find a turning on your right signposted to Easton. Drive past this and take the turning into the driveway on the left that leads to Orchard Place, The Nook and Long Covert.

For those using the What3Words app: [///concerned.spreading.physical](#)

Viewing Strictly by appointment with the agent.

Services Mains water, gas and electricity. Private drainage to a modern sewage treatment plant.

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 E: £2,808.79 payable per annum 2026/2027

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



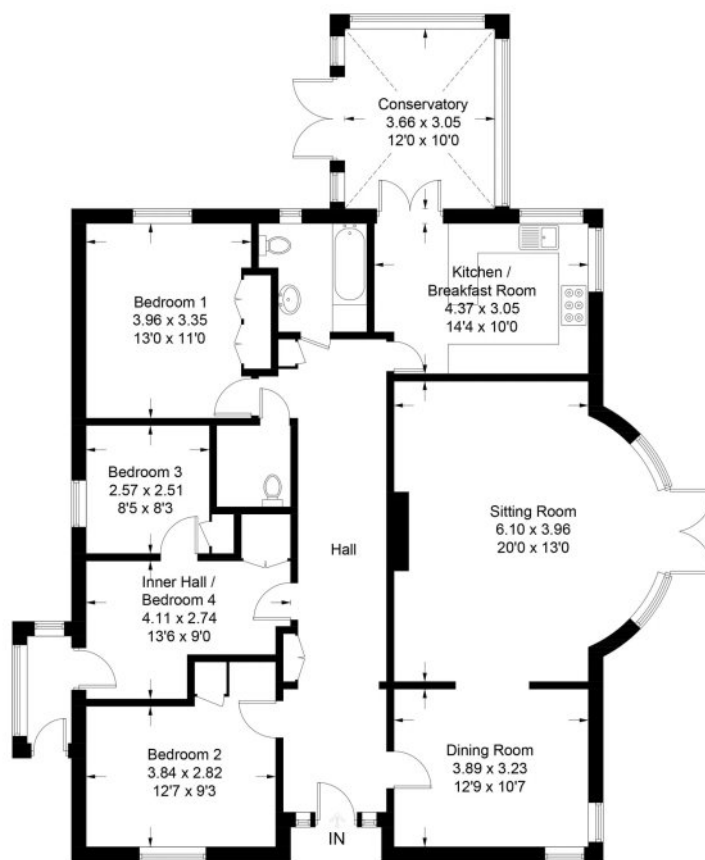






Orchard Place, Hacheston

Approximate Gross Internal Area = 148 sq m / 1593 sq ft



Ground Floor

For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

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.
4. Please note that some of the photographs, particularly the external photographs, are from the previous listing.

September 2026



Clarke & Simpson

Well Close Square, Framlingham, Suffolk

01728 724200 - option 1

email@clarkeandsimpson.co.uk

www.clarkeandsimpson.co.uk

And at The London Office

40 St James' Place

London

SW1A 1NS

Clarke & Simpson