

*A three bedroom end of terrace period cottage presented to a high standard, situated on the outskirts of the highly sought-after village of Earl Soham.*



#### Guide Price

£295,000

Freehold

Ref: P7903/MC

#### Address

4 Kings Hill  
Brandeston Road  
Earl Soham  
Suffolk  
IP13 7RY



Entrance hall, sitting room, kitchen/dining room and conservatory.

Three bedrooms and bathroom.

Enclosed gardens to front and rear.

Allocated parking.

No forward chain.

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

4 Kings Hill is situated in a lovely position between the villages of Earl Soham and Brandeston. The property enjoys wonderful views to the rear over meadowland and undulating farmland. The village was originally an Earldom associated with the Duke of Norfolk and is located 3 miles from the market town of Framlingham and approximately a 35 minute drive from the coastal resorts of Aldeburgh and Thorpeness. The village church was built in the 13th century. The village itself has retained a lot of its charm due to its history and most of the houses and buildings being listed in the 1960s. It has won Britain's 'Best Kept Village' and was a finalist in Country Life's 'Best British Village'. In addition to the church is an active village hall, tennis club, bowls club, country pub, and also Hutton's butchers store (noted in Country Life as a treasure!) There is also a doctors surgery, veterinary practice and a primary school. Framlingham, with all it has to offer, including Thomas Mills High School, is 4.5 miles. The county town of Ipswich lies some 14 miles to the south and provides regular main line rail services to London's Liverpool Street station, taking just over one hour. The A14 is accessible some 12 miles to the west and provides a dual carriageway link to Cambridge and the Midlands, as well as to London via the A12.

## Description

4 Kings Hill is a three-bedroom end-of-terrace Grade II Listed period cottage. The property retains much of its original character, including exposed timber studwork, while benefiting from thoughtful modern improvements.

The front door opens into the entrance hall which leads to the sitting room. This room enjoys views over the front garden and a central redbrick chimney breast houses a woodburning stove.

From the sitting room, steps lead down to the impressive kitchen/dining room. Recently updated, the kitchen is beautifully appointed with a range of matching wall and base units, complemented by Quartz worktops and splashbacks. A stainless steel sink is inset and there is a range of integrated appliances including a four-ring hob with extractor hood over, oven, under-counter fridge/freezer and dishwasher, along with space and plumbing for a washing machine. There are windows to the front and side and solid oak floors run throughout both the sitting room and kitchen/dining room. A useful understairs storage cupboard is also accessed from the kitchen. From the dining area, French style doors open into the conservatory which enjoys delightful views over the garden and fields beyond.

Stairs rise from the entrance hall to the first floor landing. The principal bedroom is a generous double with windows to the rear, offering particularly fine views. Bedroom two and bedroom three both have windows to the front and enjoy views of the front garden and fields beyond. The bathroom has an obscured glazed window to the side and comprises a bath with shower over and tiled surround, WC, hand wash basin, extractor fan, and fitted mirror. The landing also provides access to the loft hatch and an airing cupboard housing the LPG gas-fired boiler.

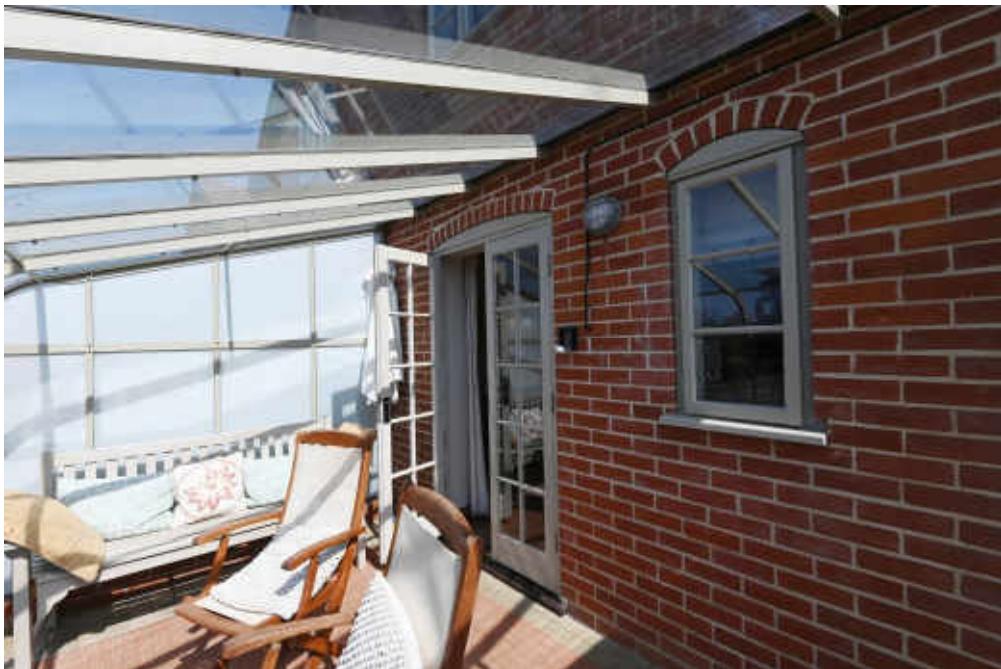
## Outside

The property is approached via a pathway leading through the front garden to the front entrance. The rear garden is predominantly laid to lawn and interspersed with a variety of trees and shrubs. It is partially enclosed by timber fencing and has a useful storage shed. The garden can also be accessed directly from the conservatory via sliding doors.

The property is approached over a shared driveway (all 8 dwellings are responsible for maintenance costs) which leads to the rear of the property and to a designated parking space marked blue on the plan within the sales particulars. In addition there are communal visitors parking spaces which are shared with the neighbouring cottages. A plan is available from the agents for interested parties.



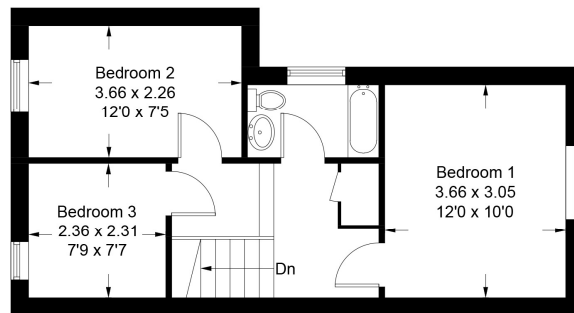




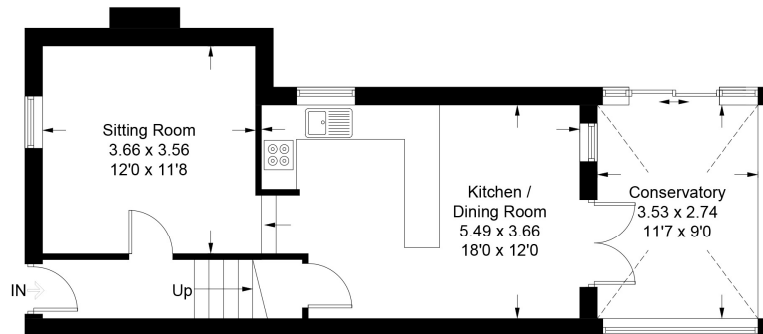


## 4 Kings Hill, Earl Soham

Approximate Gross Internal Area = 86.0 sq m / 922 sq ft



**First Floor**



**Ground Floor**

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

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, and electricity. Gas is supplied via an on-site compound by Flogas and is metered to the property.

**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** Currently rated for business rates. Rateable value £3,250.

**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.

**April 2026**



## Directions

From Framlingham, proceed along the B1119 into Saxtead. Pass The Old Mill House pub on your left and at the T-junction with the A1120 turn left and continue into Earl Soham. Having entered the village, proceed along the road passing the school and Huttons Butchers on the right hand side. Take the next road on the left signposted towards Brandeston. Proceed out of the village where Kings Hill Cottages will be found on the right hand side. Number 4 is the fourth house on the right within the first terrace of cottages.

For those using the What3Words app:  
///pram.verdict.winds



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.