Chartered Surveyors / Estate Agents

Clarke & Simpson









Cherry Tree, Letheringham, Suffolk IP13 7QZ

A detached four/five bedroom country house sat in an idyllic raised location bordering the river Deben, with grounds of over half an acre.

Offers In Excess of £700,000 Freehold

P7904C

Summary of Accommodation

Hallway, cloakroom, utility room, kitchen/breakfast room, dining room, sitting room and garden room. Principal bedroom with ensuite shower room, three further bedrooms, study and studio.
Double garage. Delightful gardens sloping down to the river Deben. Ample off road parking. In all 0.6 acres.

Location

Cherry Tree is situated in a beautiful location within the hamlet of Letheringham which is just 1.5 miles from a village of Easton with its sought after pub. The village also benefits from a primary school, village hall, farm park, bowls club and well supported cricket club. From Letheringham itself there are abundance of lovely country walks.

The large village of Wickham Market is about 3 miles. Here there are shops and services including a Co-op Supermarket, butchers, medical centre and primary school. The market town of Framlingham is about 5 miles and offers schools, pubs, restaurants, cafes, butchers, a deli, petrol station and a doctors surgery.

Campsea Ashe which has rail services to London's Liverpool Street Station is 5 miles. The Coast at Aldeburgh is 14 miles and there are golf clubs within the vicinity including Woodbridge, Aldeburgh and Ipswich.

Description

Cherry Tree is a detached house of predominately brick construction which is believed to date back to the early 1900s. The house is not Listed. It is anticipated that an incoming buyer may choose to carry out a programme of modernisation. It has been in the same ownership for almost 40 years. The house offers well proportioned and light accommodation over two floors and enjoys views over its gardens down to the river Deben. There is direct access to the river.

The main door to the property is located from the rear driveway and provides access to a reception hall. This is home to the oil-fired boiler and has a door to the front of the property, to the double garage, utility room, cloakroom and dining room. The cloakroom has a WC and handwash basin. The utility room has high and low–level wall units and space and plumbing for a washing machine. There is also a sink with drainer. The dining room is dual aspect and has south-east and south-west facing windows. From here there is access to a front hallway where stairs rise to the first floor landing,



The kitchen area, which has fine views over the terrace, garden and river, is fitted with high and low-level wall units. There is a woodblock work surface with one and a half bowl sink, an electric hob and extractor fan. In addition there is a double electric oven and also a kitchen island. From the breakfast area, there is access to the living room which has a window to the front of the property and a door to the front hallway. Adjacent to the breakfast room is the sitting room. This is dual aspect with a focal point being the fireplace which has a woodburning stove. The room has a large north-east facing window overlooking the terrace towards the river as well as north-west facing windows to a patio. A large opening from the room leads into the garden room which is of predominately timber frame construction with wall to wall windows and a glazed door to the exterior.

On the first floor landing is a built-in shelved cupboard and also an airing cupboard with a hot water tank and slatted shelving. Doors lead to the four bedrooms. The dual aspect principal bedroom has south-east and south-west facing windows. There is built-in wardrobe with glass fronted sliding doors. There is an en-suite shower room with WC, wash basin and shower unit. Bedroom two is a double with south-west and north-west facing windows, a built-in wardrobe and cast iron fireplace. The third bedroom has a view of the river to the north-east and further north-west facing window. There are fitted wardrobes and a window seat. The family bathroom comprises a bath with shower above, WC and handwash basin. There is a window with river views. Bedroom four is a single which links to the study and studio. This has a north-east facing window, and fine views of the garden and river. There is a built-in wardrobe. The study and studio have great scope, subject to the normal consents to be used as a bedroom. It has north-east facing dormer windows overlooking the garden and river and a south-west facing Velux window, a part-vaulted ceiling and a stable style door to stairs that lead down to the garden.

Outside

The property is approached from the small lane via a brick paved driveway which leads to parking and the double garage. This measures 18'7 x 18'7. From the parking area there is access to a terrace where there are raised beds and steps leading down to the garden which has a feature pond. This is laid to grass and gently slopes down to the river Deben where there is direct access for a rowing boat. The garden contains attractive mature trees including Ash and Horse Chestnut as well as an impressive magnolia. To the north-west of the house is a further patio area leading to lawn. In all, the grounds extend to approximately 0.6 acre




Schweppes

































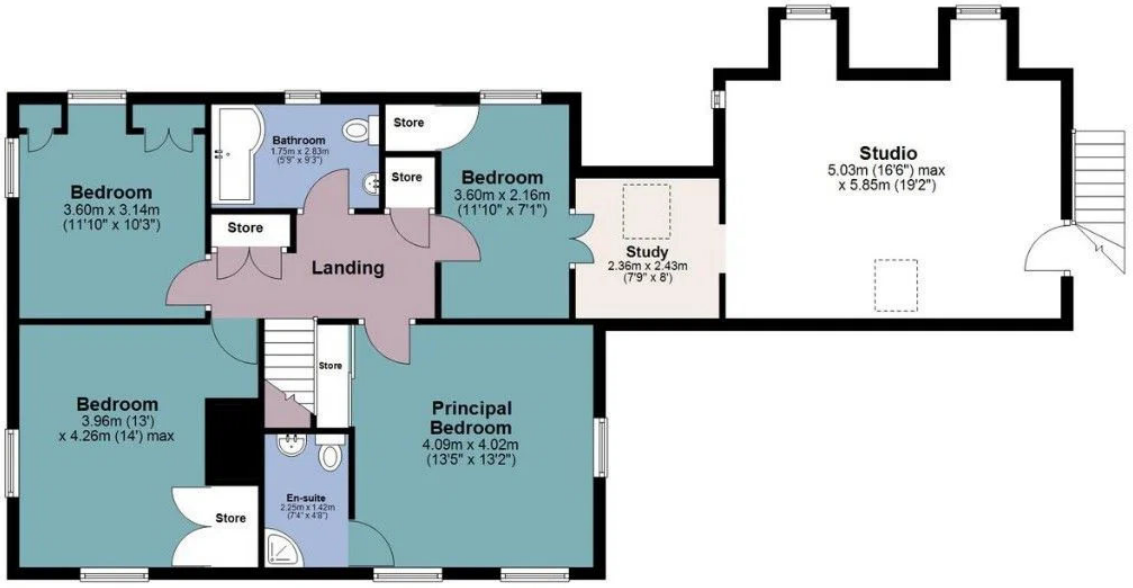
Ground Floor

Approx. 154.9 sq. metres (1667.8 sq. feet)



First Floor

Approx. 104.7 sq. metres (1127.4 sq. feet)



Total area: approx. 259.7 sq. metres (2795.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Cherry Tree, Letheringham



Viewing Strictly by appointment with the agent. Services Mains water and electricity. Private drainage system (Whilst it is understood that the septic tank works in a satisfactory manner, it is unlikely to comply with the General Binding Rules and a buyer should budget to install a new sewage treatment plant. The cost of this has been taken into account within the guide price). 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 = D (Copy available from the agents upon request).

Council Tax Band F ; £3,294.47 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 Letheringham/Easton area may be impacted by solar panels being installed on nearby agricultural land. Cherry Tree is in a lower position and focuses on the river rather than views of agricultural land. Therefore, it is the agent's opinion that the property is not significantly impacted by any proposals. The agents have plans showing the proposed development that can be emailed to interested parties.

4. Whilst the lower part of the garden can flood at times and was impacted by Storm Babet in October 2023, the house and garaging is raised up significantly from the river and is not impacted.

October 2026



Clarke & Simpson

Well Close Square, Framlingham, Suffolk

01728 724200 - Option 1

email@clarkeandsimpson.co.uk

https://www.clarkeandsimpson.co.uk

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

Clarke & Simpson