

# Grier & Partners

— LAND AND ESTATE AGENTS —

## *Summer Property Guide*





# National Housing Market

## UK housing market sees an unseasonable summer boost!

- Buyer demand is up 11%
- Agreed sales are up 8%
- There's a record number of homes on the market, the most in over 10 years!

We see these trends across all regions of the UK, with buyers actively seeking to finalise sales before the school holidays and the August slowdown.

## But it's not translating into faster house price rises!

House price rises continue to slow down, with the annual change now +1.3%.

This is a good deal faster than June 2024 (when the rise was +0.4%) but slower than 6 months ago when house prices were going up by +2.1%.

Price growth is being stunted by the high supply of homes for sale. This supports a 'buyers' market' where there's plenty of choice and offers can be competitive.

## Higher stamp duty costs slowing price growth

Another major factor slowing house price inflation is the higher stamp duty costs in England and Northern Ireland since temporary reliefs ended in April.

With the overall cost of buying higher, buyers need to factor this into the offers they make - and this impacts agreed sale prices.

Data shows 83% of homeowners now pay stamp duty when they move, this is up from 49% before April 2025 when the stamp duty relief was still in place.

## House Prices in the South East of England

In the South of England, annual house price growth is below +1%. This ranges from +0.2% in the South East and London to +0.8% in the East of England.

The price momentum gained in 2024 due to stable mortgage rates and lower stamp duty is now fading, with slower price growth across all parts of the UK.

## How do you sell your home in a "buyers' market"?

Sellers in the southern regions of England need to be mindful of how they price their homes.

The number of homes for sale in the south is much higher than a year ago. London has 19% more homes for sale, while the South East and South West have 16% more than in July 2024. With much more choice, buyers will forego anything that looks overpriced.

## What's next in the UK housing market?

In 2025, we expect:

- Mortgage rates to stay at current levels of 4-5%
- Sales to continue to be agreed at a steady rate
- 5% more home sales than in 2024
- House prices to rise by +1% over the year

The housing market is broadly in balance. More people are agreeing sales and selling homes, but this is not leading to faster house price growth.



*Peacock Hall, Church Lane, Beaumont*

*Asking Price of £1,100,000*

*This remarkable, stylish, imposing and substantial barn conversion offers a truly stunning 3693 square feet of accommodation focused around the 61'00 x 21'00 kitchen-dining-living space and its 30'00 high vaulted ceilings displaying a wealth of period features. The barn is highly flexible with four double bedrooms and a large mezzanine area, all complemented by the 3/4 of an acre garden taking in a Westerly aspect. Available immediately we highly recommend a viewing.*

*4 bedrooms | 5 Bathrooms | Grade II Listed | EPC n/a | 3/4 Acres | Council Tax Band tbc*



*Pine House, London Road, Capel St Mary*

*Asking Price of £625,000*

*This well presented, detached, five bedroom family home situated in a convenient position in the village of Capel St Mary on a no-through road offers an abundance of space and living accommodation from the open plan 'Orwell's' Kitchen-Breakfast room to the generous dining room and sitting room with double doors to the garden. Double cart lodge at the front, gated access and a pleasant rear garden complete this charming village home, available with no-onward chain.*

*5 bedrooms | 2 Bathrooms | 2,012 sq ft | EPC 'D' | Detached | Council Tax Band 'F'*



*Dairy Farm Cottage, Rectory Hill, East Bergholt*

*Asking Price of £920,000*

*Situated in a peaceful location within the conservation area in the sought after village of East Bergholt. This beautiful, 18th Century, Grade II listed property benefits from an abundance of living accommodation with three sizable bedrooms on the first floor, two reception rooms and a modern, open-plan, vaulted Kitchen/ Breakfast room overlooking the rear garden with doors opening onto the patio. We highly recommend a viewing of this charming property.*

*3 bedrooms | 2 Bathrooms | Grade II Listed | EPC n/a | Detached | Council Tax Band 'E'*



*Sparrows, Quintons Road, East Bergholt*

*Asking Price of £1,275,000*

*Situated on the quiet and desirable 'Quinton's Road' in East Bergholt this some 2600 square foot detached five bedroom, three storey family house offers a charming, flexible blend of open plan spaces alongside traditionally laid out reception rooms on the ground floor. Outside the formal garden takes in a North Westerly aspect with a substantial terrace, heated outdoor pool and extensive lawn. We highly recommend a viewing to appreciate the quality and scale of this wonderful village home.*

*5 bedrooms | 3 Bathrooms | Grade II Listed | EPC 'E' | Swimming Pool | Council Tax Band 'G'*



*The Drey, Hazel Shrub, Bentley*

*Asking Price of £799,995*

*This exclusive new-build site of just three luxury bungalows is now available, offering an abundance of space within a flexible and modern layout. The property benefits from a large modern kitchen with high end fitted appliances and a separate sitting room with sliding doors into the rear garden catching a glimpse of the fields beyond. Located on the edge of the village of Bentley with just a short walk down a footpath to village facilities, we highly recommend a viewing to appreciate in person the quality and style of this Lynmore Homes property.*

*4 bedrooms | 2 Bathrooms | 1,755 sq ft | EPC 'tbc' | Detached | Council Tax Band 'tbc'*



*Wimer Lodge, Hazel Shrub, Bentley*

*Asking Price of £765,000*

*In the final stages of completion this substantial New Build bungalow offers an abundance of space within a flexible and modern layout. The open plan Kitchen/ Dining/ Sitting Room enjoys views out over the garden through sliding doors with a glimpse of the open fields beyond. Located on the edge of the village of Bentley with just a short walk down a footpath to village facilities, we highly recommend a viewing to appreciate in person the quality and style of this Lynmore Homes property.*

*4 bedrooms | 2 Bathrooms | 1,744 sq ft | EPC 'tbc' | Detached | Council Tax Band 'tbc'*



*Treetops, Hazel Shrub, Bentley*

*Asking Price of £775,000*

*The final plot for this exclusive new-build site of just three luxury bungalows is now available, offering an abundance of space within a flexible and modern layout. The open plan Kitchen/ Dining/ Sitting Room enjoys views out over the garden through sliding doors with a glimpse of the open fields beyond. Located on the edge of the village of Bentley with just a short walk down a footpath to village facilities, we highly recommend a viewing to appreciate in person the quality and style of this Lynmore Homes property.*

*4 bedrooms | 2 Bathrooms | 1,744 sq ft | EPC 'tbc' | Detached | Council Tax Band 'tbc'*



*1 Hop Meadow, East Bergholt*

*Asking Price of £1,100,000*

*A family home, well proportioned throughout and situated within a short walk of the centre of the charming Suffolk village of East Bergholt. The property offers five bedrooms, a large open plan kitchen dining room, snug/cinema room, sitting room and has been thoughtfully extended to present a boot room and entrance vestibule. To the rear of the property the charming garden and useful cart lodge with music room over complete this desirable village home.*

*5 bedrooms | 3 Bathrooms | 2,238 sq ft | EPC 'C' | Detached | Council Tax Band 'G'*



Rogers Field, Hadleigh Road, Holton St Mary

Asking Price of £1,499,950

*Offering the unique combination of a substantial, high specification four bedroom house some 2,612 square feet in total along with a 2 bedroom annex bungalow of some 1,080 square feet, all within just over 1.5 acres of stunning gardens. This property offers a fantastic opportunity for multi generational living or to utilise the bungalows strong private rental value. Access from both Stubbins Lane and Hadleigh Road. We highly recommend a viewing.*

6 Bedrooms | 6 Bathrooms | 3,692 sq ft | EPC 'D' | 2 Bed Annex | Council Tax Band 'G'



Chaplins, Heath Road, East Bergholt

Asking Price of £1,495,000

*This substantial six bedroom grade II\* listed property offers extensive ground floor living space and an abundance of period charm. The sitting room is a particular highlight with a vaulted ceiling and open-plan layout into the glazed garden room. Located within an extensive garden of just over 1.26 acres (sts) providing a wonderful private setting for the property, we highly recommend a viewing.*

5 bedrooms | 3 Bathrooms | 2,594 sq ft | Grade II Listed | 1.26 Acres | Council Tax Band 'F'



*Briarways, Heath Road, East Bergholt*

*Asking Price of £625,000*

*A property that offers an abundance of flexible accommodation across two floors with bedrooms on both the ground and first floor. This chalet bungalow some 1647 sq ft in total enjoys ample parking to the front, a landscaped rear garden, single garage and a modern well insulated construction. Available with no onward chain and located within the charming Suffolk village of East Bergholt, we highly recommend a viewing.*

*3/4 bedrooms | 3 Bathrooms | 1,647 sq ft | EPC 'C' | Detached | Council Tax Band 'E'*



*Bolingbroke, Gaston Street, East Bergholt*

*Asking Price of £515,000*

*No Onward Chain - an opportunity to modernise and reconfigure to a new owner's requirements. Located in a popular location within the village on a plot extending to approx 1/5 acre (sts) Offering four bedrooms (one en suite), galley-style kitchen, two receptions rooms, garage and parking.*

*4 Bedrooms | 2 Bathrooms | 1,200 sq ft | EPC 'D' | Detached | Council Tax Band 'D'*



*Moat Farm Barn Site, Martins Lane, Clopton*

*Asking Price of £427,500*

*An opportunity to acquire a stunning site for two bespoke single-storey properties within the rolling countryside of the village of Clopton. This site offers large gardens and an opportunity to create a uniquely attractive new build development in a rural location. In total some 2,292 square feet of accommodation over two plots designed to compliment the listed barn adjacent and fit seamlessly into the rural setting, all within just a 10/15 minute drive to the market town of Woodbridge. We highly recommend a site visit.*

*0.65 Acre | Planning Consent in Place for Two Architect Designed Single Storey Homes*



*Shooting Lodge, Church Lane, Beaumont*

*Asking Price of £395,000*

*Completed to an exceptional standard throughout, The Shooting Lodge offers a buyer the opportunity to enjoy a thoughtful blend of modern spacious accommodation and period touches, all within the stunning surroundings of Beaumont Barns. Two double bedrooms, large sitting room and a 367 square foot kitchen dining living space, we highly recommend a viewing.*

*2 bedrooms | 1 Bathrooms | 1,482 sq ft | EPC 'n/a' | Detached | Council Tax Band 'tbc'*



14 Quintons Corner, East Bergholt

Asking Price of £440,000

*A delightful detached three bedroom bungalow with scope to further enhance if desired having stunning VIEWS over fields to the rear and being situated in a quiet cul-de-sac in this popular village. We highly recommend a viewing.*

3 Bedrooms | 1 Bathrooms | 936 sq ft | EPC 'E' | Detached | Council Tax Band 'D'



5 South View Green, Bentley

Asking Price of £400,000

*A spacious and well-appointed three-bedroom bungalow in the village of Bentley, situated on a quiet cul-de-sac with extensive parking and a private rear garden.*

*Internally, an open plan living space and generously sized bedrooms compliment the modern kitchen and high-quality family bathroom. We highly recommend a viewing.*

3 Bedrooms | 1 Bathrooms | 990 sq ft | EPC 'D' | Detached | Council Tax Band 'D'



*Drummoyne, Hadleigh Road, Raydon*

*Asking Price of £650,000*

*Situated in the beautiful village of Raydon, this four bedroom detached family home offers spacious living on the ground floor and four double rooms on the first floor with great opportunity to modernise. The property also offers a large rear garden with paddocks behind, driveway for multiple cars and double garage. We highly recommend a viewing.*

*4 bedrooms | 2 Bathrooms | 1,668 sq ft | EPC 'E' | Detached | Council Tax Band 'E'*



*26 Notcutts, East Bergholt*

*Asking Price of £375,000*

*Available with no onward chain, this three bedroom link-detached house in the desired village of East Bergholt offers a buyer the opportunity to enhance the property to their own requirements. The property benefits from spacious living area, large bedrooms and a sizeable south-east facing garden with a single garage and off-road parking at the front. We highly recommend a viewing.*

*3 Bedrooms | 1 Bathrooms | 1,012 sq ft | EPC 'D' | Detached | Council Tax Band 'D'*



*1 Chapel Close, Capel St Mary*

*Asking Price of £465,000*

*This beautifully presented four bedroom family home located in the centre of Capel St Mary benefits from being within walking distance to all village amenities and the local primary school. The property also benefits from an open plan Kitchen-Living-Dining Room, four large bedrooms, garage and a private rear garden.*

*4 Bedrooms | 2 Bathrooms | 990 sq ft | EPC 'D' | Semi-Detached | Council Tax Band 'C'*



*East Lodge, The Drift, Capel St Mary*

*Asking Price of £597,500*

*This substantial three/four bedroom 1,463 square foot detached property offers spacious, flexible and well-presented accommodation throughout. Including a large open plan kitchen-breakfast room that overlooks and opens into the rear garden alongside a principal ground floor bedroom with walk in wardrobe and en-suite shower room. Available with No Onward Chain.*

*4 bedrooms | 3 Bathrooms | 1,463 sq ft | EPC 'C' | Detached | Council Tax Band 'E'*



*5 Broom Knoll, East End, East Bergholt*

*Asking Price of £280,000*

*A spacious and well-presented three bedroom end of terrace bungalow with an enclosed rear garden being offered with no onward chain located in a quiet cul-de-sac location.*

*Built in the 1970's, this well presented detached bungalow benefits from spacious accommodation including living room, kitchen/breakfast room, three bedrooms, bathroom*

*3 Bedrooms | 1 Bathrooms | 807 sq ft | EPC 'C' | Semi-Detached | Council Tax Band 'C'*



*2 Gorse Field Close, Sproughton*

*Asking Price of £440,000*

*Conveniently located within the village of Sproughton close to the Primary school and with great links into Ipswich and the broader county, this four bedroom detached family home offers an abundance of highly flexible space. The space can be configured to an owners requirements with ease and the property benefits from a highly efficient construction and design having been completed in 2020. We recommend a viewing to appreciate all this great family home has to offer.*

*4 Bedrooms | 2 Bathrooms | 1,163 sq ft | EPC 'B' | Detached | Council Tax Band 'E'*



**Yew Tree Cottage, Mill Lane, Chelmondiston    Asking Price of £595,000**

*An individual four bedroom detached family home with field views to the rear, located along a quiet private no-through lane in this popular village. The property offers generous accommodation approaching 2,000 sq.ft comprising 25' living room, dining room, open-plan 24' kitchen/breakfast room, ground floor utility and shower room, four bedrooms, en suite shower, separate staircase to first floor office/hobbies room. Front and rear gardens with outbuildings and views over farmland to the rear.*

*We highly recommend a viewing to appreciate all that the property offers.*

*4 bedrooms | 3 Bathrooms | 1,948 sq.ft | EPC 'E' | Detached | Council Tax Band 'E'*



7 The Street, Raydon

Asking Price of £415,000

*An extended and spacious 1930's three-bedroom semi-detached house located in a popular village offering nicely proportioned accommodation including a luxury fitted kitchen/dining/living room, separate living room, ground floor shower/utility room, three first floor bedrooms and a bathroom. Gardens and parking to the front and a rear garden approximately 360' (sts).in length.*

3 Bedrooms | 2 Bathrooms | 1,000 sq ft | EPC 'E' | Semi-Detached | Council Tax Band 'C'

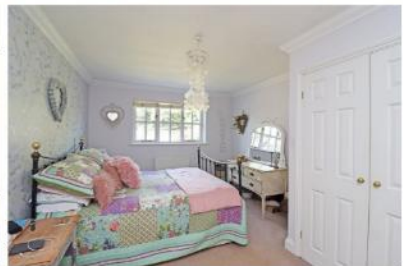


The Cedars, The Heath, Tattingstone

Asking Price of £450,000

*This beautifully presented, detached three bedroom chalet style property situated in the beautiful location of Tattingstone benefits from extensive living accommodation, field views to the rear, ample off-road parking and a large attractive garden. Situated within walking distance of Alton Water and beautiful walks around the countryside, we highly recommend a viewing.*

3 Bedrooms | 3 Bathrooms | 1,001 sq ft | EPC 'D' | Detached | Council Tax Band 'E'



### 3 Carriers Court, East Bergholt

Asking Price of £519,500

*This modern four bedroom detached bungalow situated on a private road within the village of East Bergholt, offers a wonderful South and West facing rear garden that integrates well with the 250 square foot Kitchen/ Dining room and sitting room adjacent. Ideally located within a short distance of the village school and soon to be opened co-op store this family home is available with no onward chain and we highly recommend a viewing.*

4 bedrooms | 2 Bathrooms | 1,120 sq ft | EPC 'D' | Detached | Council Tax Band 'E'



42 Temple Pattle, Brantham

Asking Price of £240,000

*A modern two bedroom semi-detached house with two allocated parking spaces adjoining the property and a further parking nearby. The property benefits from light and airy, nicely proportioned accommodation of living room, separate kitchen, two first floor bedrooms and a bathroom and has a front and private easily maintained rear garden. The property is ideally located for Manningtree Station and other nearby amenities in East Bergholt and Manningtree.*

2 Bedrooms | 1 Bathrooms | 570 sq ft | EPC 'D' | Semi-Detached | Council Tax Band 'B'



Plot 1 Prior Gardens, Grove Road, Bentley

Asking Price of £345,000

*Entering the final stages of completion, this three bedroom semi-detached new built property offers well planned living space on the ground floor and three bedrooms on the first floor with an en-suite to bedroom one. The property also benefits from being within walking distance of a Community Pub and Village Shop, within the catchment area for East Bergholt High School and having a number of delightful walks from the village into the surrounding countryside. We highly recommend a viewing.*

3 Bedrooms | 2 Bathrooms | New Build | EPC 'tbc' | Semi-Detached | Council Tax Band 'tbc'



*34 Collingwood Fields, East Bergholt*

*Asking Price of £220,000*

*Situated in Collingwood Fields within the desired village of East Bergholt, this two bedroom mid-terraced property benefits from good living accommodation, a flexible garden and being within walking distance to the primary school, high school and other village amenities. We highly recommend a viewing.*

*2 Bedrooms | 1 Bathrooms | 540 sq ft | EPC 'D' | Mid-Terrace | Council Tax Band 'B'*



*Constable Holiday Lodge 7, East Bergholt*

*Asking Price of £299,950*

*Located just off Flatford Lane in East Bergholt, this purpose-built holiday lodge situated in a quiet private setting taking in views toward Dedham and the Vale Beyond, offers two bedrooms, extensive open plan living space with bi-fold doors to the wrap around decking and a well appointed bathroom. Freehold property, heating via an air source heat pump to underfloor heating, freestanding feature log burner and separate utility room.*

*2 Bedrooms | 1 Bathrooms | EPC 'C' | Detached | Council Tax Band 'C'*



*Parcel of Land, Hunters Chase, Dedham*

*Asking Price of £125,000*

*"amenity land with equestrian use" Strategically placed on the edge of the village of Dedham, this 2.6 acre (sts) parcel of grassland with consent for equestrian use and well defined hedge boundaries to all sides, represents an excellent opportunity to enhance the land for a buyer's specific uses.*



*The Plot, The Green, The Street, Raydon*

*Asking Price of £192,500*

*With consent in place for a substantial 1560 square foot detached two storey house enjoying views over open fields to the rear and positioned sympathetically within the street scene of the well-regarded village of Raydon. The property will have two large bedrooms one with en-suite and a large family bathroom on the first floor with an abundance of open plan living space, a study and sitting room on the ground floor. This wonderful plot gives a purchaser the opportunity to work within the existing planning consent to create their ideal home. Please contact us to arrange a viewing on site.*



*The Haven, Tendring Road, Stones Green*

*Asking Price of £695,000*

*Enjoying a substantial plot of just under 2 acres (sts), this family home is located in a rural and yet convenient position on the Tendring Peninsula. Offering three bedrooms and an abundance of flexible living space on the ground floor to suit family life. Externally a range of well maintained outbuildings, stable blocks and tack room complement the paddocks and formal garden. We highly recommend a visit to appreciate the scope and scale of this charming home.*

*3 Bedrooms | 2 Bathrooms | 1,636 sq ft | EPC 'F' | Detached | Council Tax Band 'D'*



*Chaplins, Heath Road, East Bergholt*

*Asking Price of £1,495,000*

*Situated within just under an acre of grounds (sts), this three bedroom detached bungalow offers generous living space in a rural location with many local walks over open countryside. Situated in a quiet location with established, beautiful gardens and woodlands behind. Contact us to arrange a viewing.*

*3 bedrooms | 2 Bathrooms | 1,100 sq ft | EPC 'E' | Council Tax Band 'E'*

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