

# Flick & Son

Coast and Country



## Henham, Suffolk

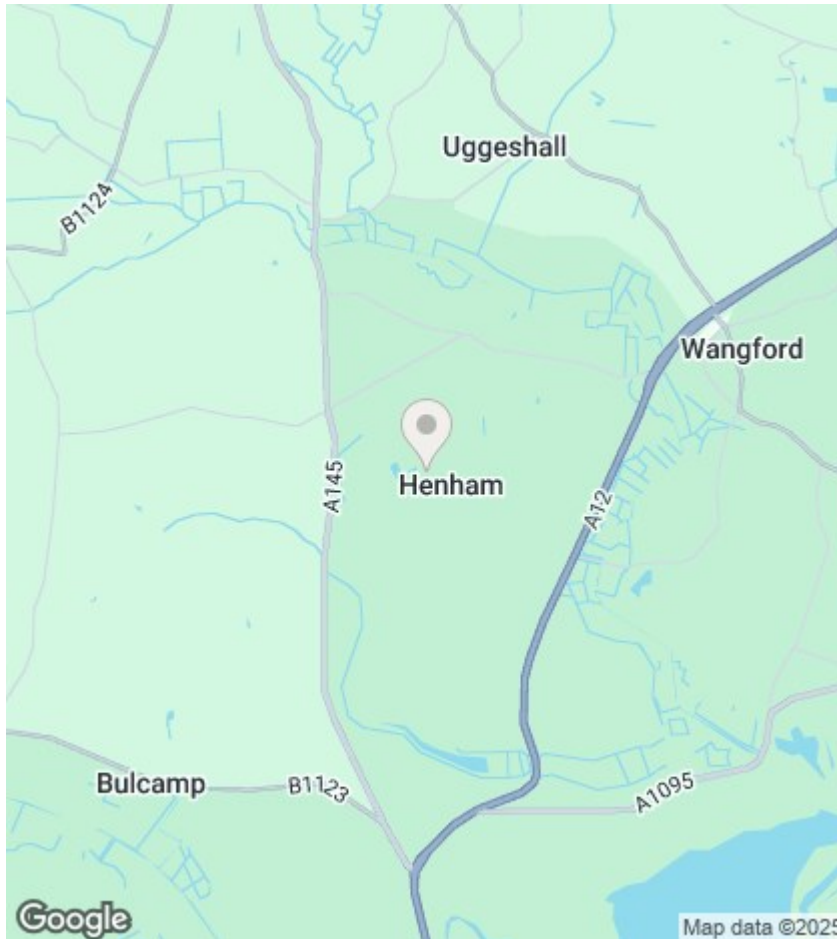
Rent: £1,350 PCM,


Council Tax: Band C

- Detached bungalow
- Open plan living/dining space
- Beautiful gardens
- EPC: TBC
- Pets considered

- Parkland views
- Three bedrooms
- Ample parking
- Holding deposit: £311.53





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

#### DESCRIPTION

Flick & Son are pleased to offer for rent this beautiful detached three bedroom bungalow set within the grounds of the prestigious Henham Park, just a short drive from the coast at Southwold.

#### ACCOMMODATION

Through the front door you are greeted into a spacious entrance hall with ample space for coats etc.

To the left hand side of the hallway you find the fabulous open plan living/dining space with central wood-burner. To the far side of this space you find the modern kitchen.

The property benefits from three generous bedrooms all with stunning views of the surrounding parkland. The accommodation is completed by a spacious family bathroom with shower over bath.

Outside the property is surrounded by beautiful gardens and there is also ample space for parking.

The property is heated via air source heat pump and also benefits from solar panels. It has an EPC rating TBC.

#### LOCATION

Situated in this delightful and peaceful location overlooking the gently rolling countryside of the Henham Estate. A rural yet highly accessible location with the renowned seaside town of Southwold and Suffolk Heritage Coast within seven miles. The popular market towns of Halesworth and Beccles, both are five and eight miles distant respectively, offer railway stations, excellent shopping facilities and Beccles is the southern most part of the navigable Broads. The historic cathedral City of Norwich with its outstanding shopping facilities, centre for the arts and airport is 26 miles to the north.

#### AVAILABILITY

The property is available from the 11th October 2025 for an initial twenty-four month term.

Council Tax: Band C

Deposit required: £1,557.69

Pets considered. Sorry no smokers.

#### VIEWINGS

High Street, Saxmundham, Suffolk, IP17 1AB

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Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

www.flickandson.co.uk