

Flick & Son

Coast and Country



Bramfield, Suffolk

Rent: £1,895 PCM,

Council Tax: Band D

- Detached home
- Large kitchen/diner
- Four bedrooms
- EPC: D
- Pet considered

- Rural setting
- Three reception rooms
- Garage & driveway
- Holding deposit: £437.30



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	72
England & Wales		EU Directive 2002/91/EC 



DESCRIPTION

Flick & Son are pleased to offer for rent this delightful four bedroom detached home in a rural setting on the outskirts of the popular village of Bramfield.

ACCOMMODATION

The downstairs of this spacious property comprises a large kitchen/diner with beautiful vaulted ceiling to creating a light & airy feel to the space. There are also two additional reception rooms, one ideal as a snug and the other a sitting room. To the rear of the property you find a further room perfect as a study. There is also the added benefit of a utility room and a downstairs W/C.

Upstairs you find a fantastic master bedroom with ensuite shower room, two further double bedrooms and a single bedroom. The upstairs accommodation is completed with a family bathroom. From the majority of the upstairs windows there are fabulous countryside views!

Outside there is a good size garden to the front and a smaller garden to the rear, along with a detached garage and driveway offering ample parking.

The property is heated via oil fired central heating. It has an EPC rating TBC.

LOCATION

Bramfield is a conveniently located village with amenities including a popular pub, and lies approximately three miles from the market town of Halesworth.

The popular market town of Halesworth is centred around a pedestrian precinct with a wide variety of shops which cater for every day needs. Halesworth has a primary school, library, arts centre, doctors surgery and cottage hospital, which make it very self contained. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.

AVAILABILITY

The property is available from the 26th August 2025 for an initial twelve month term.

Council Tax: Band D

Deposit required: £2,186.53

Pet considered. Sorry, no smokers.

High Street, Saxmundham, Suffolk, IP17 1AB

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

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