

A spacious, well presented four bedroom detached house with rural outlook within the popular village of Brandeston

Rent £1,650 p.c.m
Ref: R1975

Rawlingson End
The Street
Brandeston
IP13 7AD



To let unfurnished on an Assured Shorthold Tenancy for an initial term of six months (with a view to extending).

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Rawlingson End lies in the centre of the sought after village of Brandeston. The village is best known locally for its association with Brandeston Hall, the preparatory school to Framlingham College. Framlingham itself, with its fine Medieval castle, interesting selection of local shops and good choice of schooling, lies about three miles to the north-east.

The market town of Woodbridge lies about nine miles to the east and the County Town of Ipswich is about thirteen miles to the south. Inter City trains from Ipswich to London's Liverpool Street Station take just over the hour. The Heritage Coast, and the popular centres of Aldeburgh and Thorpeness, are within half an hour's drive.

Ground Floor

The property is approached via the front door in to the

Entrance Hall

With window to side elevation, recessed lights and radiator with radiator cover. Doors to

Cloakroom

With wood panelled walls, WC and vanity sink with tiled surround and cupboard under. Inset light and extractor fan.

Sitting Room 17'8" x 16'5" (5.40m x 5.02m)

Dual aspect windows and French doors leading to the rear garden. Wooden flooring and fireplace with marble surround and woodburning stove set on a black slate hearth. Built-in floor to ceiling shelving and cupboards. Three double panel radiators.

Dining Room 10'3" x 11'3" (3.14m x 3.43m)

Radiator with cover over and door leading out to the patio and garden. An archway leads into the

Lobby

With a range of cupboards and shelving for storage. Radiator with cover over. A further archway leads to the

Play Room/Family Room 9'3" x 17'3" (2.83m x 5.27m)

Window to front elevation and French doors to the rear patio. Bench seating area with shelving for storage. Spotlighting and radiator with cover.

Kitchen 10'7" x 8'8" (3.24m x 2.66m)

Window to front elevation. With a range of modern base and wall units with wood effect roll top work surfaces and one-and-a-half bowl sink with mixer taps over. Lamona double electric oven, Lamona induction hob and extractor fan over. Space for dishwasher and fridge/freezer. Recess spotlights.



From the entrance hall, a staircase rises to

First Floor

Landing

With cupboard housing hot water tank, shelving and thermostatic controls for the boiler. Doors to

Bedroom One 13'8" x 10'0" (4.170m x 3.052m)

Window to rear elevation. Bank of built-in wardrobes with shelving and hanging rails. Single radiator, TV and telephone points. Double doors lead to

En-suite Shower Room

Recently modernised en-suite comprising shower cubicle with rainfall and regular shower heads, vanity sink with mixer tap and cupboard below and low flush WC. Skylight window, extractor fan, inset spotlights and radiator.

Bedroom Two 10'0" x 5'10" (3.05m x 1.78m)

Window to the front elevation and single panel radiator.

Bedroom Three 10'8" x 10'9" (3.26m x 3.29m)

Window to front elevation. Built-in cupboard with hanging rail. TV and telephone points and single panel radiator.

Bedroom Four 9'9" x 11'2" (2.99m x 3.42m)

Window to rear elevation. Bank of built-in wardrobes with hanging rails and shelving, and dressing table area with cupboard over. Single panel radiator.

Outside

The property is approached over a private gravelled driveway with a mature hedge bordering one side,. The oil tank is located behind a small fenced area. There is a lawn area with mature shrubs and a large storage shed. A gateway leads to the rear garden.

The rear garden has a large raised, walled patio area for seating and is mainly laid to lawn, with raised flower beds and a rural outlook. There is a small slabbed area with access to the sitting room and a gated area which houses the oil boiler. Outside tap and outside lighting.



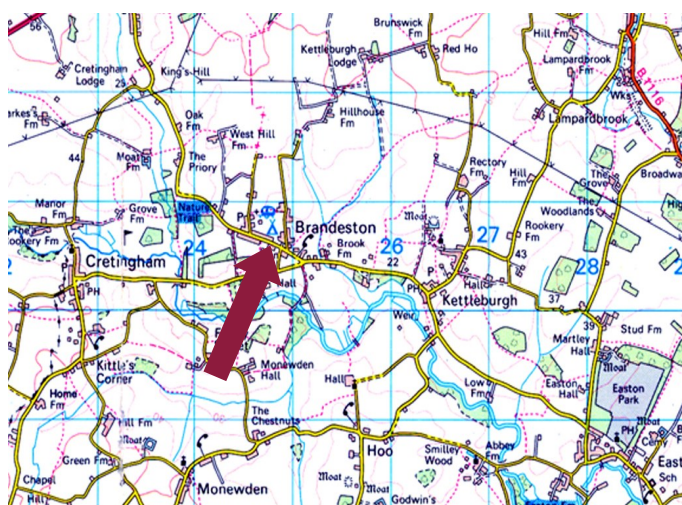
Services Mains water, sewerage and electricity. Oil fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band E £2,652.27 payable 2025/2026

Local Authority East Suffolk Council



Directions

From the Agents office head towards Wickham Market along Station Road (B1116), taking the third right turning signposted Kettleburgh. Follow this road to the end into the village of Kettleburgh. At the T-junction turn right, signposted Brandeston and Earl Soham. Proceed into Brandeston where the property will be found on the right hand side along the main road and highlighted by a Clarke & Simpson To Let board.

For those using What3words app:
///luxury.unheated.last



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

October 2025

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