

A three bedroom semi-detached newly renovated property situated in a superb rural location with spacious gardens



RENT

£1,295 PCM

Ref: R252A

Address

2 Lodge Cottages,
Brundish,
Woodbridge,
Suffolk.
IP13 8DA



Entrance hallway, sitting room with woodburning stove, dining room, kitchen, walk-in pantry, utility room and cloakroom. To the first floor, there are three bedrooms and a family bathroom. Substantial front and rear gardens with a small paddock area.

To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

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

Location

2 Lodge Cottages, Brundish is situated in a very pleasant rural position along a quiet minor road surrounded by farmland on the outskirts of the village of Brundish.

The village of Brundish is situated about two miles from Laxfield to the east and Stradbroke about four miles to the north, both having shops providing everyday needs.

The historic town of Framlingham lies about four miles to the south and has excellent schooling in both the state and private sector and offering further shopping facilities. The Heritage Coast with the popular centres of Aldeburgh, Southwold and Walberswick is approximately fifteen miles away and the County town of Ipswich lie approximately twenty miles to the south.

The Accommodation

The property has been recently renovated throughout to include new modern night storage heaters, fitted kitchen and bathroom. Decorated throughout with new flooring.

Entrance Hall

Entering through a partially glazed front door to the entrance hall with understairs storage and doors off to

Sitting Room 12'6 x 10'2 (3.81m x 3.09m)

A spacious room with views to the front and surrounding countryside.

Dining Room 12'6 x 10'2 (3.81m x 3.09m)

Inset chimney with wood burning stove and cupboards either side to the recess. Views to the front of the property and a door leading into:

Kitchen 10'2 x 8' (3.09m x 2.44m)

With a range of newly fitted base and wall units with inset stainless steel sink, space for a cooker with extractor over, a door leads to a walk-in pantry with shelving for storage. A door leading into the back garden.

Utility Room 9'6 x 6'1 (2.89m x 1.85m)

With a range of base units with worksurface and space for a washing machine and tumble dryer.

Cloakroom

With WC and small window.



First Floor

Stairs rise to the first floor and landing which gives access to a shelved storage cupboard.

Bedroom One 13'10 x 12'6 (4.21m x 3.81m)

A spacious a light double bed with extensive rural views.

Bedroom Two 13' x 10'9 (3.96m x 3.27m)

A further double bedroom overlooking the front of the property

Bedroom Three 12'5 x 6'1 (3.78m x 1.85m)

With fitted cupboard and views to the countryside beyond to the rear.

Family Bathroom

Comprising of a white three piece suite with overhead shower, low-level flush WC, pedestal wash handbasin. A door off the landing gives access to a shelved storage cupboard.



Outside

The property is approached by an area of hard standing which provides parking for two cars. The remainder of the front garden is laid mainly to grass and is bordered by mature shrubs and hedgerows.

There is a further good sized area of garden to the rear and again, this is laid predominately to grass and bordered by mature hedgerows. There is a large outbuilding to the side of the property and a small paddock area which is included within the rent.

Viewing Strictly by appointment with the agent.

Services Mains electricity, modern storage heaters, private drainage.

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

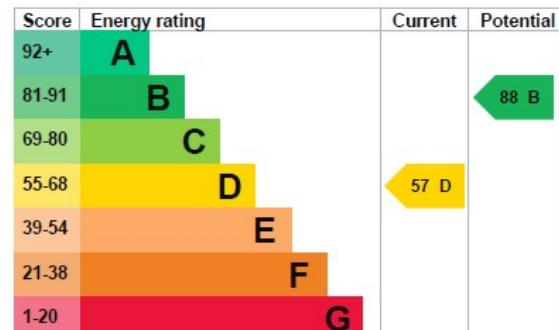
Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

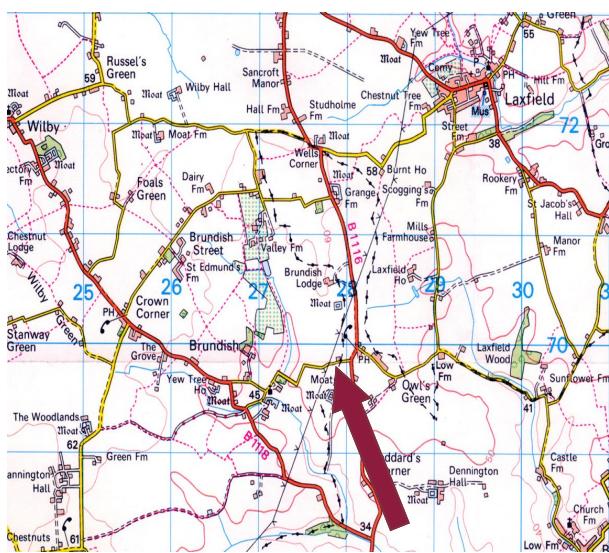
EPC Rating = D (57) (Copy available from the agents upon request).

Council Tax Band C; £1,845.92 payable per annum 2025/2026

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

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.





Directions

From Framlingham take the B1116 heading past Framlingham College towards Dennington. On approaching the T junction in Dennington village (just after the church) take the right hand turn and then the left hand turn signposted Stradbroke. Continue on this road for approximately 1 mile passing Dennington Hall on your right and Moat Farm on your left. After passing Moat Farm, take the next left hand turning and the property is found along this minor road approximately 400 yards on your right.

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