

Keepers Cottage is a charming three-bedroom detached property set within generous gardens, enjoying a peaceful rural position on the outskirts of East Bergholt.



RENT

£ 1,500 PCM

Ref: Estates Department

Address

Keepers Cottage
Straight Road
East Bergholt
Colchester
CO7 6UT



Kitchen, Living room, conservatory and utility, together with three bedrooms and a bathroom. Set within approximately 1.2 acres of extensive gardens surrounding the property.

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

Keepers Cottage occupies an excellent position on the eastern edge of the highly desirable village of East Bergholt. This sought-after village offers an excellent range of amenities including a newly opened Co-op, bakery, village shop, sports centre, doctor's surgery and several public houses. Schooling is well catered for within East Bergholt CEVC Primary School and East Bergholt High School both located within the village.

The town of Colchester lies approximately 20 minutes to the south west, whilst the county town of Ipswich is around 20 minutes to the north east. Manningtree Train Station is within approximately 5 miles, providing mainline service's to London Liverpool Street, within journey times of around one hour.

The Accommodation

Keepers Cottage is a recently renovated detached brick-built property arranged over ground and first floors, offering well-balanced accommodation suited to modern family living.

The property can be accessed either via the front door or through the conservatory, providing practical day-to-day flexibility. The front door opens into a central hallway with doors leading to the principal ground floor rooms.

The kitchen is fitted with a range of base and eye level units incorporating a built-in oven and grill, with space for additional appliances and informal dining. The room enjoys a pleasant outlook over the gardens via the conservatory. A useful utility room / pantry is situated off the kitchen, providing additional storage and laundry space.

The living room is a well-proportioned reception room featuring an open fireplace forming an attractive focal point and creating a warm and inviting atmosphere.

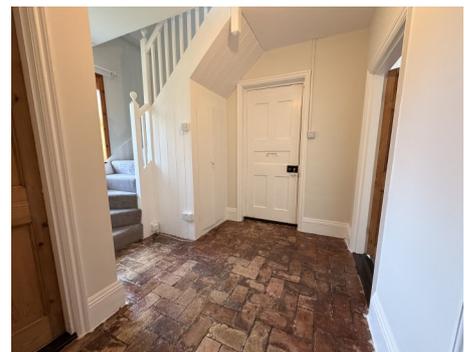
Also on the ground floor is the family bathroom, fitted with a white suite comprising a panelled bath with shower attachment, wash hand basin and WC.

Stairs to the first floor landing with doors leading to three bedrooms, all enjoying views over the surrounding gardens and countryside.

Outside

The property is approached via a driveway providing ample off-road parking.

Keepers Cottage is set within generous gardens and grounds. The gardens are predominantly laid to lawn and bordered by mature hedging and trees, providing a good degree of privacy. The plot surrounds the property and offers excellent space for outdoor enjoyment.





Viewing Strictly by appointment with the agent.

Services Mains electricity and water connected. Private drainage. 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 Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band D; £2,257.90 payable per annum 2025/2026

Local Authority Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX
Tel: 0300 123 4000

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.

March 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	43 E	
21-38	F		
1-20	G		



Directions

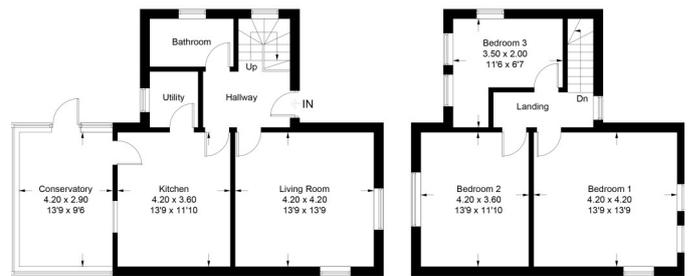
From Junction 31 of the A12, proceed south east on the B1070 towards East Bergholt. Continue along this road, passing East Bergholt High School on your left and the Co-op on the right. Follow the road as it becomes Mill Road, then turn left onto Straight Road. After approximately 0.2 miles turn right into the driveway, where Keepers Cottage will be found set back behind mature trees and hedging.

What3Words: ///ascendant.dart.expel



Keepers Cottage, Straight Road, East Bergholt, Colchester, CO7 6UT

Approximate Gross Internal Area = 110.7 sq m / 1191 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1278866)



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