

*A superb Grade II Listed moated house having been extensively renovated and offers impressive accommodation.*

Rent £3,750 p.c.m  
Ref: R2491

Chediston Grange  
Chediston  
Halesworth  
IP19 0AQ



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

Contact Us



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## Location

Enjoying a remote setting in the north Suffolk countryside, The Chediston Estate offers a predominantly ring-fenced block of high quality. Approached via a long scenic drive from the public highway, Chediston Grange is positioned at the very top. The Estate lies just to the south of the village of Chediston which itself sits to the west of the popular market town of Halesworth. Here, extensive amenities including retail and leisure can be enjoyed with road and rail links available to the wider region.

The A12 is a major trunk road which can be joined at Darsham and links to popular coastal areas including Southwold, Aldeburgh and Orford before continuing south through Ipswich, Chelmsford and London.

## Description

A superb principal moated dwelling lying in an elevated position within the heart of the Estate. Being Grade II Listed, the property is believed to date from the 17th Century and is entirely encased by an attractive 19th Century pale yellow brick. In recent years, it has been fully refurbished and now offers well laid out and impressive accommodation over three floors.

Chediston Grange enjoys a commanding position, sitting centrally within its moat with further grounds beyond. It lies adjacent to Chediston Grange Barn and the farmstead.

## The Accommodation

### Ground Floor

On the ground floor is a spacious hallway, off which is the family room with raised study area, sitting room and dining room. In addition there is a garden room with cloakroom off, a recently upgraded kitchen/dining room, utility/ laundry room and boiler room.











### **First Floor**

The main staircase leads to a long landing to the first floor where the principal bedroom with interconnecting dressing room and four piece bathroom suite. A further en-suite bedroom with shower, large double bedroom with en-suite shower room and a further shower room and bathroom.

A staircase leads to the







## Second Floor

With many original features and a two spacious bedrooms set into the eaves. A second staircase which leads back to the landing and follows onto a second staircase to the ground floor.





### Outside

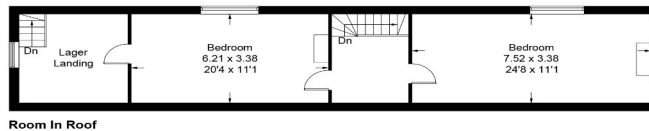
Chediston Grange enjoys a commanding position, sitting centrally within its moat with further grounds to the rear, which includes a private garden with gated access, a large patio area and an enclosed courtyard with outbuildings for storage.





## Chediston Grange, Chediston

Approximate Gross Internal Area = 451.7 sq m / 4862 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

**Services** Private water, sewerage and electricity connected. Oil fired central heating.

**Council Tax** Band G. £3,426.72 payable 2024/2025.

**Local Authority** East Suffolk Council.

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

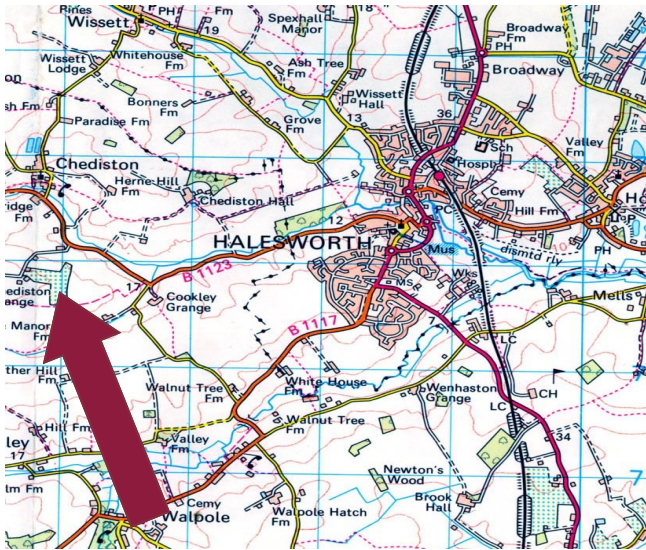
**Mobile Phone** To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Viewings** Strictly by appointment with the Agent.

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.

January 2025





## Directions

From Framlingham proceed to the Badingham Road A1120. At the junction turn right and continue along the A1120 towards Peasenhall and Halesworth. Turn right into Church Hill B1117, turning left to stay the B1117. Turn left onto Rockstone Lane. Turn left onto B1123 / Chediston Street. Turn right towards Chediston Road. The private road to Chediston Grange will be found on the right and identified by a Clarke & Simpson To Let board.

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