

2 Horners Green, Groton, CO10 5HB

Available from: 20th June 2025
Furnishing: Unfurnished

Rent: £1,380 Per month
Deposit required: £1,592

THE
**LETTING
DEPARTMENT**





PRETTY TWO BEDROOM COTTAGE

Horners Green is a pretty two/three bedroom cottage with views over the countryside.

You enter the property into the entrance way which has a door to the the living room and on the other side a door to a room that could be used as a snug or office. This room also has a large fire place area. The living room is a good sized, bright room with a woodburner and original features. It also has views to the countryside. Off the living room is the dining room with fire place, which leads to the kitchen. The kitchen has direct access to the split level garden. The lower level has a paved courtyard perfect for summer outdoor living. Also on the ground floor is the third bedroom/study.

On the first floor there is a large family bathroom with separate shower and bath and a linen cupboard. The bathroom has lovely views to the church in Groton. There are two double bedrooms, both with wardrobe cupboards.

Outside the property has off street parking and comes with a storage shed. The back garden is split level with a good sized paved area with ample room for outdoor furniture and bbq.

This property is a lovely cottage with exposed beams and original features sitting in an elevated position looking to countryside. The village of Groton has the well known Fox & Hounds pub and is 1.0 mile from Boxford with its excellent primary school, cafe, butcher, post office, two village stores and two pubs. Groton is also located 8 miles from the market town of Sudbury and 16 miles from both Ipswich and Manningtree with their direct train links to London Liverpool Street.

Pets will be considered on a case by case basis.

Local Authority and Council Tax

BABERGH, Band C

EPC Rating

Current E(44). Potential (0).



All enquiries:

Donna Spark

donna@thelettingdepartment.co.uk

The Letting Department

info@thelettingdepartment.co.uk

01473 372 222