

A well presented and spacious two bedroom semi-detached property, situated in an excellent rural position on the Chillesford Lodge Estate

Rent £1,350 p.c.m
Ref: R1931/F

Puffing Billy
12 Drew's Yard
Chillesford Lodge Estate
Woodbridge
Suffolk
IP12 2AL



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

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200
F: 01728 724667

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

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

Location

The property is set in an enviable position in the heart of Chillesford Lodge Estate and is located within Suffolk's popular and beautiful Heritage Coast. The village of Orford (one and a half miles) has a variety of shops including General store/post office, restaurant and quay. There are a number of fine public houses including the famous Crown and Castle. Chillesford village has a well regarded public house, The Froize Inn.

The popular coastal resort of Aldeburgh is twelve miles to the north-east and Saxmundham, with a variety of shops and a railway station, with connecting trains through to London, is nine miles to the north. Wickham Market, eight miles to the west, also offers a good variety of facilities. Woodbridge, approximately nine miles, is best known for its outstanding riverside setting. It offers a good choice of schooling in both state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. It also has a railway station with connecting trains via Ipswich to London's Liverpool Street Station, which take just over the hour.

The Accommodation

Ground Floor

Entering through a partially glazed wooden stable door into

Utility / Boot Room

Fitted with a range of base level kitchen units with solid wooden worksurface over inset with a single bowl stainless steel sink with mixer tap. Space and plumbing for washing machine and space for tumble dryer. Extractor fan, heating controls and door through to

Cloakroom

Fitted with low flush WC, wall mounted wash hand basin and extractor fan.

Kitchen / Dining Area 22'11 x 18'7 (max) (6.99m x 5.66m)

South. A superb, spacious and light room with full height windows and bi-fold doors leading out to the garden. Fitted with an excellent range of base and eye level kitchen units with worksurface over inset with a one and a half bowl, stainless steel sink with separate drainer and mixer tap over. Integrated dishwasher and fridge freezer. Integrated double electric oven. Four ring ceramic hob with extractor hood over. Central island with breakfast bar seating area and adequate space for good size dining table and chairs. Under stairs storage space and heating controls. A door gives access to the

Boiler Room

Housing the Worcester oil fired boiler and hot water cylinder, under floor heating system and fuse board.



Snug/Office 13' x 8'11 (3.96m x 2.72m)

South. A light room with full height windows and door to the garden. Telephone socket, TV aerial socket and heating controls.

Stairs from the kitchen lead up to the

First Floor

Landing

With heating controls and doors leading off to the

Sitting Room 19'8 x 15'10 (5.99m x 4.83m)

South. A very spacious and light room with vaulted ceiling and central wood burning stove. Juliette balcony doors and windows overlooking the garden. Telephone socket, TV aerial socket and heating controls.

Bedroom One 13'8 x 13'8 (4.17m x 4.17m)

South and East. An excellent size double bedroom with vaulted ceiling and door giving access to an outside balcony seating area and external staircase. Fitted wardrobe cupboards, double panel radiator, TV aerial socket and telephone socket. A door leads through to the

En-Suite Bathroom

Fitted with low flush WC, large wash hand basin with mixer tap and vanity cupboard below, fitted bath with tiled surround and mixer tap and shower attachment over. Heated towel rail, extractor fan and heating controls.

Bedroom Two 13'10 x 9'8 (4.22m x 2.95m)

South. A good size double bedroom with fitted wardrobe cupboards, double panel radiator, TV aerial socket and telephone socket.

Shower Room

Fitted with low flush WC, large wash hand basin with mixer tap and vanity cupboard below, large fully tiled walk-in shower cubicle with glass shower screen and rainfall style shower head. Heated towel rail, extractor fan and heating controls.

Outside

Puffing Billy is situated in a superb rural position on the Chillesford Lodge Estate and surrounded by countryside. There is a shared parking area and attached car-port with space for one car and access to the main entrance door. A gate gives access to the enclosed garden with a good size area laid to grass and paved pathway/seating area.

Important Notes:

- The oil for the central heating is supplied via a shared tank and usage will be billed to the tenant by a sub-meter.
- There is a private water supply and usage will be billed to the tenant by a sub-meter.

Services Mains electricity, private water and sewerage.

Oil fired central heating/under floor heating.

Council Tax Band F, £2,817.75 payable 2023/2024

Local Authority East Suffolk Council

Viewing 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. Photos taken 2021.

February 2024



Directions

From Wickham Market, follow the B1078 towards Tunstall passing the railway station. On reaching the village of Tunstall, turn left by the Green Man pub, follow the road round to the right signposted Orford and continue through Tunstall forest. On reaching the B1084 (signposted Woodbridge and Chillesford) turn right and the estate drive can be found a few hundred yards on the left hand side. Turn into the drive for Chillesford Lodge. At the white house bare right and continue along the drive taking the left hand turning into Drew's Yard. The property is situated on the left hand side.

For those using What3words app:
 ///store.waged.tables



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.