

*A small development of three
superior bungalows in a courtyard
position, in the desirable village of
Laxfield*

Rent £1,690pcm
Ref: R2349

1 Valley View Barns
Bickers Hill
Laxfield
Woodbridge
Suffolk IP13 8FN



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

1 Valley View Barns forms part of an exclusive new development in a rural location along Bickers Hill, but only a short distance from the centre of the picturesque and popular village of Laxfield.

The village offers a well regarded primary school, an excellent Co-op village store/post office, the impressive All Saints Church, together with a Baptist Chapel, hardware store/garage and two public houses, including the Kings Head, known locally as 'The Low House'. The historic town of Framlingham lies about 7 miles to the south where there is further schooling in both the state and private sectors as well as a good range of shops and restaurants. Halesworth, also with an excellent selection of local facilities and a Wednesday market, is 7 miles to the east. The Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is approximately 15 miles to the east. Diss, with mainline Inter City rail services to London's Liverpool Street Station and Norwich, lies about 14 miles to the west. The County town of Ipswich lies about 25 miles to the south.

1 Valley View Barns comprises a three bedroom two bathroom bungalow with the benefit of a large landscaped garden, garage and cart-lodge. The accommodation comprises of an entrance hall, spacious kitchen dining room with bi-folding doors onto a large patio area. Utility room with door to the rear garden. Sitting room which benefits from a wood fired stove with granite hearth. Master bedroom with dressing area and a walk-in shower room. Second bedroom with built-in wardrobes, third bedroom and family shower room with spacious double walk-in shower.

The property has been finished to a very high and exacting standard. The property is energy efficient and include UPVC windows in a contemporary style and colour. Internally, the property has been fitted with a high quality kitchens which includes integral appliances. The bathroom are also be fitted with high quality sanitary ware. The property will be heated by an energy efficient electric air source heat pump serving underfloor heating throughout. Each room having its own heat miser wall control. All properties will have the benefit of a car charging point, fibre optic super fast broadband direct to the property.

The Accommodation

Entrance Hall

With oak hardwood flooring, underfloor heating and inset spot lights.

Kitchen/Dining Room 16'5 x 15'0 (5.00m x 4.57m)

Fully fitted shaker kitchen with white marble quartz worktop over. Bosch double oven, hob and microwave. Integrated full size fridge and freezer. Water softener and dishwasher. Bi-folding doors leading to patio and rear garden.

Sitting Room 13'00 x 12'6 (3.96m x 3.81m)

French door leading into garden. Underfloor heating with heat miser controls. Wood fired stove with granite hearth. High quality carpet flooring.

Utility Room 12'0 x 8'0 (3.71m x 2.44)m

With matching units and worksurface to the kitchen. Space and plumbing for washing machine and tumble dryer. Cloaks, bench and boot tidy.

Master Bedroom 16'4 x 16'0 (4.98m x 4.88m)

With door leading into the dressing area and good size double bedroom with wall mounted socket and TV aerial. Door to

En-suite Bathroom

With walk-in shower cubicle and high grey gloss vanity unit. Low flush WC. Electric LED mirror and LVT oak flooring.



Bedroom Two 12'2 x 9'5 (3.71m x 2.87m)

A further spacious double bedroom with built-in wardrobes. Wall mounted socket and TV aerial.

Bedroom Three 12'6 x 9'0 (3.81m x 2.74m)

A double bedroom with wall mounted socket and TV aerial.

Family Shower Room

Incorporating white three piece suite with high gloss vanity unit. Electric vanity light mirror with blue tooth speakers and shaver sockets. Grey tiles with double band feature. Chrome designer heated towel rails. LVT oak flooring.

Outside

To the rear of the property is a tarmac and block paved driveway with brushed steel external lights to patio and walkways with PIR sensors. Landscaped communal gardens to the front. The rear gardens are laid to lawn with a large black Indian slate patio area. Driveway parking leads to a **garage** with electric doors and adjoining **cart-lodge** with EV charger.

Services Mains water, sewerage and electricity. Air source heat pump.

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

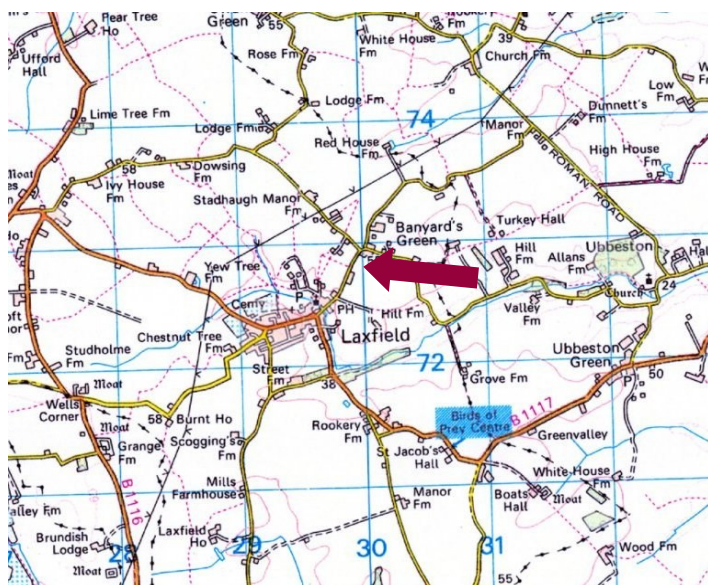
Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band D £2,221.63 payable 2025/2026

Local Authority Mid Suffolk District Council

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.

April 2025



Directions

From Framlingham take the B1116 Dennington road and at the junction with the A1120 turn right and then immediately left continuing towards Laxfield. After about 3.5 miles, take the turning to the right where it is signposted to Laxfield. Continue into the village passing the school on your left. At the T-junction with the war memorial turn right onto the main street. Proceed through the village turning left just after the church and the Royal Oak pub. Continue up Bickers Hill and the site is located towards the top of the hill on the right hand side.

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