

*A three bedroom semi-detached house in popular coastal village set in rural surroundings with parking, garage and gardens.*

Rent £995 p.c.m  
Ref: R2121

5 Pages Hill  
Hollesley  
Woodbridge  
Suffolk  
IP12 3RN



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

5 Pages Hill enjoys a superb rural position between Hollesley and Alderton, on the Suffolk Heritage Coast. Hollesley has a village shop/post office, public house, garage and primary school. Poplar Park Equestrian Centre is also located in the village, near to the village hall. More extensive facilities are available in the attractive market town of Woodbridge, which is about 8 miles away. Here there are rail services to Lowestoft and Ipswich, with connecting trains to London's Liverpool Street Station, as well as excellent commercial and recreational facilities and schooling in both the state and private sectors. The coast at Bawdsey and Shingle Street is just three miles away.

5 Pages Hill is a semi-detached property set in a rural location off a private driveway. Having been improved in recent years and offers well maintained and spacious family accommodation. Driveway parking, garage and gardens.

## Ground Floor

Half glazed UPVC door to the side of the property which leads into an area comprising of:

### *Boot Room / Cloakroom / Utility*

A versatile area which has plumbing for a washing machine, space for tumble dryer. Separate W.C. Door leading to the

### *Kitchen / Dining Room* 16.19 x 13.17 (4.93 x 4.01)

Modern fitted kitchen comprising base and eye level units. Roll top worksurface and plumbing for a dishwasher. Integrated Cooke & Lewis electric single oven, with induction hob over and extractor hood above. Radiator. Walk-in pantry cupboard and spacious dining area. Door leading into the

### *Hallway*

With staircase off and front entrance with UPVC half glazed front door. Telephone shelf and fuse board above.

### *Sitting Room* 12.48 x 10.40 (3.80 x 3.16)

Situated to the front of the property and overlooking the driveway and front garden. Radiator. Fireplace with and wood burning stove.



## First Floor

Staircase leading to



### *Landing*

With window at the top of the stairs and airing cupboard housing the hot water tank.

### *Bedroom One* 11.86 x 9.71 (3.61 x 2.95)

Double bedroom with radiator and rural views to the rear of the property.

### *Bedroom Two* 10.39 x 9.65 (3.16 x 2.94)

Double bedroom to the front elevation overlooking the driveway and front garden. Radiator. TV aerial and double built-in wardrobe.

### *Bedroom Three* 9.31 x 7.36 (2.83 x 2.24)

Single bedroom to the front elevation. Radiator.

### *Shower Room* 7.09 x 6.01 (2.16 x 1.83)

Modern first floor shower room with double walk-in shower unit with glazed doors and a Bristan Electric Shower. Low level WC and pedestal wash hand basin. Tiled walls and vinyl flooring. Radiator and extractor fan.



### *Outside*

To the front of the property is a garden area and a driveway that leads to the **Garage**. Further storage shed and side access into the rear garden. Spacious rear garden mainly laid to lawn with shrubs to either side and leading into the large communal grassed area at the end of the garden.

*Services* Mains water, drainage and electricity connected. 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 Phone* To check the Mobile Phone coverage in the area click this link – *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 B. £1,717.63.17 payable 2025/2026

*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.

**April 2025**



**Directions**

Heading south along the A12 from Wickham Market to Woodbridge, turn left at the first roundabout onto the A1152 signposted Melton. Go straight over at the traffic lights and having passed over the railway line, turn right onto the B1083. Take the next turning left signposted Hollesley. Upon entering the village of Hollesley, continue through the main road and out of the village, past Bushy Lane onto the Alderton road. Pages Hill is situated to the right hand side on a private unmade drive, just before leaving the village. The property will be identified by the Clarke & Simpson 'To-Let' board.

For those using the  
What3Words app: [//rotation.backfred.boat](https://www.what3words.com/rotation.backfred.boat)



Score	Energy rating	Current	Potential
92+	A		100   A
81-91	B		
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



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