

*A four bedroom detached house in an elevated rural position, set back from the public highway enjoying exceptional countryside views.*

Rent: £1,450 p.c.m  
Ref: R954/D

West End  
Broughton Hall Lane  
Stonham Aspal  
Stomarket  
IP14 6AD



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  
87 St James Street  
London SW1A 1PL

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

## Location

West End is situated on the edge of the rural village of Stonham Aspal. The village offers a village hall, public house, church and primary school. Situated three miles away is the village of Debenham which offers a number of shops including a supermarket, vets, post office, restaurant, doctors surgery, dentist, butchers, paper shop and greengrocers. The village also benefits from police and fire stations, church, two public houses and a community and leisure centres. Debenham is highly regarded for its schooling with the High School being one of the top state schools in East Anglia. The larger towns of Stowmarket (seven miles) and Ipswich (eleven miles) both have mainline railway stations to London, Liverpool Street.

## The Accommodation

### Ground Floor

Entering from a covered paved area through solid wood entrance door to

#### *Entrance Lobby* 4'9 x 6'9 (1.44m x 2.05m)

Glazed on two sides with tiled floor and door off to

#### *Cloakroom*

Fitted with low flush WC, pedestal wash basin, single panel radiator and hanging space.

Further glazed door through to



#### *Main Hallway*

A spacious area with stairs off to first floor galleried landing. Double panel radiator, chime for door bell. Door to large **under stairs cupboard** providing useful additional storage and with further doors off to

*Sitting Room* 25'1 x 14'3 (7.64m x 4.34m)

A most pleasant, light and large dual aspect room with sliding doors giving access to the raised patio area adjoining and with excellent views across the rolling countryside beyond. Brick surround fireplace (for display purposes only) flanked on either side by raised shelving areas. Two double panel radiators, television aerial socket and antique dresser style display unit.

*Dining Room/Study* 9'10 x 9'10 (2.99m x 2.99m)

Another dual aspect room with space for a good size dining table or large desk. With single panel radiator, views to the front of the property and a range of fitted wooden bookshelves.

*Kitchen/Breakfast Room*

*Kitchen Area* 14'10 x 12'5 (4.52m x 3.78m)

Fitted with an excellent range of modern base and eye level kitchen units with work surface over. Inset with single bowl ceramic sink with chrome mixer taps over. Space for free standing cooker with extractor hood over, space for large fridge/freezer, space and plumbing for dishwasher, double panel radiator and views over rolling countryside beyond. Opening through to

*Dining Area:* 12'4 x 10'0 (3.75m x 3.04m)

An excellent size area with sufficient space for a large family dining table. With double panel radiator and television aerial socket. Door through to

*Utility Room* 14'10 x 9'3 (4.52m x 2.81)

With butler style sink, Camray II oil fired boiler, space and plumbing for washing machine, water softener, ample storage space. Door to rear garden and further doors off to



### *Walk in Pantry*

A large excellent storage area with wide range of shelves and cupboards.

### *Garden/Sun Room* 3'4 x 9'9(1.01m x 2.97m)

An older glazed lean-to room with single panel radiator, outside tap, small floral border and tiled flooring. Stairs from the hallway lead up to the

## **First Floor**

### *Galleried Landing*

With single panel radiator, hatch to attic and doors off to

### *Family Bathroom*

Fitted with avocado three piece suite comprising plastic panel bath, pedestal wash basin and low flush WC and single panel radiator.

### *Airing cupboard*

A large cupboard with fully lagged hot water tank with electric immersion and range of partially slatted wooden shelves.

### *Master Bedroom* 14'4 x 12'5 (4.36m x 3.78m)

A large dual aspect double bedroom with wooden doors giving access to two large fitted wardrobes providing useful hanging space, single panel radiator and with excellent views over the surrounding countryside. Door through to



### *En-Suite Shower Room*

South- East. Fully fitted with a modern white suite comprising pedestal wash basin, low flush WC and fully tiled over sized shower cubicle with chrome shower fittings and glass screen. Also with single panel radiator.

Further doors from galleried landing leads to

### *Bedroom Two* 9'8 x 1'5 (2.94m x 4.39m)

South-West. A further double bedroom with large double fitted wardrobe and vanity unit inset with wash basin and tiled splash back and fluorescent shaver light over. Single panel radiator and overlooking the rear garden.

### *Bedroom Three* 13'0 x 14'4 (3.96m x 4.34m)

A good size double bedroom with built in wardrobe, single panel radiator and excellent views.

### *Bedroom Four* 10' x 10' (3.04m x 3.04m)

A smaller double bedroom with single panel radiator and views overlooking the garden to the front of the property and the large pond adjacent.



### **Outside**

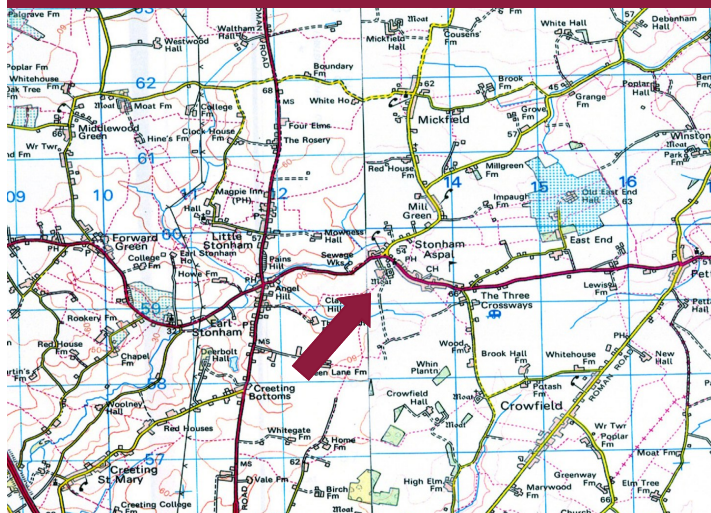
The property is set someway back from the public highway and is accessed by a private drive shared with the adjoining property. The part shingled drive off this leads to the front of the property where there is a raised red brick floral border creating a turning circle and providing ample parking for a number of vehicles. Adjoining the turning circle is a **large double garage** with two up and over doors providing storage as well as space for vehicles. There is a pedestrian door for the garage which leads to a covered walkway linking the front and side gardens and a further door off to the **outside cloakroom**.

To the side of the property is a large pond which is understood to be well stocked with fish.

The remainder of the garden surrounding the house is a delightful mix of lawn shrubs and mature beds and is presented well. There is a raised patio adjoining the sitting room and useful **brick outbuilding** housing the oil tank for the central heating and providing a further garden store.







## Directions

Leave Framlingham on the B1119 following signs for Stowmarket and Saxtead. At Saxtead Green turn left onto the A1120. Continue through the villages of Earl Soham, Pettaugh and into Stonham Aspal. Continue through the village passing the public house, primary school and village hall. Shortly after the village hall on the left hand side turn left into Broughton Hall Lane on the left. The property can be found first on the right off this drive.

When using What3words app// changes.orange.replayed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

**Services** Mains water and electricity connected. Private drainage.. Oil fired central heating.

**Council Tax** Band E. £2,614.96 payable 2025/2026

**Local Authority** Mid Suffolk Council

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

**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>

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**

**Need to sell or buy furniture?**

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