

*A well presented detached
bungalow set in superb gardens
equating to approx. 1 acre. Quiet
no through country lane*

Rent £1,600 pcm
Ref: R2332

Grey Tiles
Church Lane
Witnesham
Suffolk
IP6 9JD



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

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

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

Location

Grey Tiles will be found on the outskirts of the well regarded and accessible village of Witnesham, which lies just a few miles to the north-east of the county town of Ipswich. The village benefits from a primary school and a thriving village pub, The Barley Mow. The Fynn Valley Golf Club is on the outskirts of the village. The county town of Ipswich provides a full range of local shopping, commercial, educational and recreational facilities, as well as regular mainline rail services to London's Liverpool Street that take just over the hour. The popular town of Woodbridge, based on the banks of the River Deben, lies about 8 miles to the east and also provides access to the A12 and Heritage Coast.

The Accommodation

Ground Floor

Entrance porch

The property is approached by double glazed front porch, with French doors leading onto the veranda area, with steps down to the front driveway. From the porch a fully glazed door leads into the spacious

Entrance Hall

With candle effect wall lights, cloaks cupboard with hanging space, radiator and BT point. Door leading into

Kitchen 6'51 x 6'52 x 12'9 x 10'84 (1.83m x 1.83m x 3.66m x 3.05m)

A spacious 'L' shaped kitchen with a range of dark oak wall and base units. Cream rolltop worksurface with inset 2½ cream sink. Racing green siri Rayburn and oil fired boiler. Space for dishwasher and fridge freezer. Double electric oven, electric hob with extractor hood over. Walk-in pantry cupboard with shelving and light. A door leads into

Rear Lobby

With external door leading into the rear garden. Within the Lobby is a utility cupboard with plumbing for washing machine and vent for tumble dryer.

Cloakroom

Comprising a low level flush WC, corner wash handbasin and window to the rear.

A door from the hallway leads into

Sitting Room 12'93 x 20'95 (3.66m x 6.10m)

With double glazed window to the front elevation overlooking the garden. Brick fireplace housing an open fire, with red tiled hearth. Honeywell thermostat control TV point & BT point.



Bedroom One 11'96 x 12'91 (3.35m x 3.66m)

A double bedroom with built-in wardrobes, matching drawer unit and separate vanity unit with drawers and a standalone mirror. UPVC window to front elevation and small circular window to the side elevation. TV point & BT point Radiator. A door leads into

Ensuite Cloakroom

With a low-level flush WC with macerator, vanity sink with cupboard under and a Handy hot water heater above. Dimplex convector heater and extractor fan.

Bedroom Two 9'90 x 9'16 (2.74 x 2.74)

A further double bedroom overlooking the side elevation with double glazed UPVC window built-in cupboard and radiator.

Bedroom Three /Dining Room 11'12 x 8'85 (3.35m x 2.44m)

With two double doored cupboards, one with hanging rail and shelf over and the other fully shelved. Single panelled radiator.

Family Shower Room

Incorporating low-level flush WC, vanity sink with cupboard and double doors under, shower cubicle with sliding doors and seat. Tiled floor and walls and wooden panelled ceiling. Window to the rear elevation. Small storage heater. Heated towel rail and dimplex heater.

Outside

A large and well maintained garden laid to lawn with mature trees, fruit trees and shrubs. Small summer house. Home office/workshop with power & Wifi connected. Gated driveway parking, **garage** and oil tank. A further three sheds and vegetable patch to the rear. A Public footpath runs along side the garden and down to a stream.



Services All mains services 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 – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band D. £2,170.95 payable

Local Authority East Suffolk Council

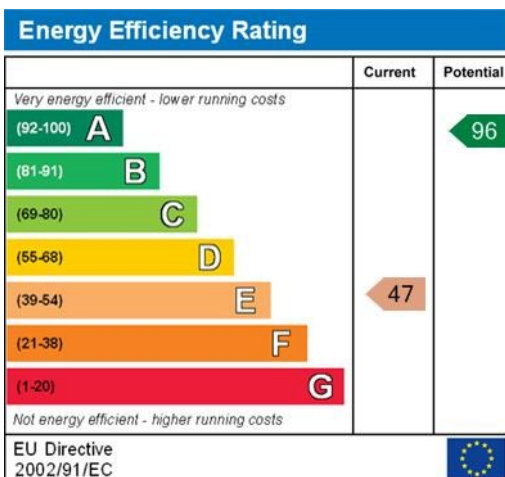
NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

May 2025

Directions

Heading north out of Ipswich on the B1077, continue through the village of Westerfield towards Witnesham, passing Fynn Valley Golf Club on the right hand side. Proceed through the village of Witnesham, and Church Lane will be found on the right hand side. Turning into Church Lane continue along the Lane where the property will be found on the left hand side, just prior to the ford.

What3words app: [linked.pokers.racks](https://www.what3words.com/)



Need to sell or buy furniture?

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