

*A charming single storey semi-detached studio situated in the rural village of Middleton.
Private courtyard and parking.*

Rent £600 pcm
Ref: R2359

Egg Box Cottage
Reckford Farm
Leiston Road
Middleton
IP17 3NS



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

The Egg Box is located within the grounds of Reckford Farm on the edge of the village of Middleton, a popular village with easy access to Suffolk's Heritage Coast. The village has a well established public house, The Bell, and also a primary school, church and excellent network of footpaths.

The nearby village of Yoxford has a good range of local shops, and the market town of Saxmundham, with its Waitrose and Tesco supermarkets, lies approximately 4 miles to the south. The nearest railway station is at Darsham, about 2 miles from the property, which has services to London via Ipswich. The Heritage Coast is within approximately 4 miles, with the popular centres of Dunwich, Walberswick, Southwold, Aldeburgh and Thorpeness close to hand.

The Accommodation

Entering through a wooden stable door into

Open Plan Kitchen/Living Area 29'0" x 12'5" (8.850 x 3.797)

Fitted with a good range of base and eye level kitchen units with roll-top worksurface over inset with a sink. Integrated fridge. Integrated single electric oven, four ring electric hob and extractor hood above. Space and plumbing for washing machine. Electric hot water heater. Breakfast bar seating area opening into the living area.

The living area has a vaulted ceiling with wooden beams and spot lights. A ladder provides access to the mezzanine storage area. Sliding patio door into the enclosed courtyard area. Window overlooking the front parking area.

There is a pull down double bed, sofa bed and amply shelving and drawer storage. Modern electric heaters.

Bathroom

A white suite comprising bath with shower over and screen, WC and pedestal wash hand basin. Heated towel rail and extractor fan. Inset spot lights and window.



Outside

To the front of the property is a parking area with allocated parking for one vehicle.

From the living area, a small private and enclosed courtyard can be accessed for the sole use of Egg Box Cottage.



Important Notes:

- Electricity usage will be billed to the tenant via sub-meters.
- The property is not suitable for pets.
- The monthly rent includes water and sewerage charges.

Services Water, sewerage and electricity connected. Electric 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 A. £1,449.49 payable 2025/2026

Local Authority East Suffolk Council.

Viewings 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		100
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



Directions

Leaving the A12 at Yoxford on the B1122 and continue along this road for approximately 2.5 miles. Turn left onto B1125, Leiston Road, signposted Middleton, Westleton and Blythburgh. Continue on this road and the property will be found on the right, just before the sharp right hand bend.

For those using the What3Words app: [///overlaps.bungalows.item](https://www.what3words.com/overlaps.bungalows.item)

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