

A newly renovated three bedroom semi-detached house with superb gardens, down a quiet lane in the popular village of Charsfield.

Rent £1,100 p.c.m
Ref: R2519

4 Owners Cottages
Hall Road
Charsfield
Suffolk
IP13 7PN



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

4 Owners Cottages is located on the outskirts of the rural village of Charsfield. Charsfield is a very popular village which benefits from an excellent primary school, public house and superb playing fields. The market towns of Woodbridge and Framlingham are both within about five miles and offer excellent local facilities including schools in both the state and private sector. There are also rail services from Woodbridge to Ipswich with some direct trains on to London's Liverpool Street station. The County town of Ipswich lies about nine miles to the southwest.

The Accommodation

Ground Floor

Entering through a partially glazed UPVC front door into a small entrance lobby with stairs off to the first floor. A door leads to the

Sitting Room 10'0" x 13'11" (3.05m x 4.26m)

A light and cosy room with large window to front elevation. Brick fireplace with tiled hearth and fire basket. Newly fitted Dimplex night storage heater and TV point.

A door opens to the

Kitchen/Dining Room 16'11" x 13'11" (5.18m x 4.26m)

A newly fitted kitchen with a range of base and wall units and wood effect roll-top work surface. Inset stainless steel sink with mixer taps over and tiled splashback. Integrated Zanussi electric oven and AEG electric induction hob with extractor fan over. Space and plumbing for washing machine and dishwasher and space for fridge/freezer. A door opens into a large understairs cupboard with a mesh pantry window, which is shelved and has power, together with the fuse board and electricity meter. Newly fitted Dimplex electric storage heater and telephone point. Window to rear overlooking the garden.



From the kitchen, a door leads to the

Rear Lobby

With newly fitted Dimplex electric storage heater and partially glazed UPVC door to rear garden. A further door leads to

Ground Floor Bathroom

Newly fitted suite comprising bath with mixer taps, shower attachment and glass screen. Pedestal wash basin with tiled surround. Wall mounted heated towel rail and extractor fan. Obscure glazed window to rear elevation.

WC

With low flush WC and obscure glazed window.

From the entrance lobby, a staircase rises to the

First Floor

Landing

With window and batten with coat hooks. Doors lead to

Bedroom One 14'0" x 10'0" (4.28m x 3.05m)

A good sized double bedroom with dual aspect windows. Newly fitted Dimplex electric storage heater. Ornate fireplace and TV point.

Bedroom Two 7'2" x 8'2" (2.19m x 2.49m)

A single bedroom with window to rear elevation. Double door cupboard housing hot water cylinder and controls and with slatted shelving a further cupboard above. Dimplex electric storage heater.

Bedroom Three 13'11" x 8'10" (4.26m x 2.71m)

A light room with window to front elevation. Newly fitted Dimplex electric storage heater.



Outside

To the front of the property is a large, well maintained garden, laid to lawn and bordered by mature trees and planted borders. A concrete path leads to the front door and a further path to the side where there is a fence and gate to the rear. There is parking to the front of the property along with a garage and further parking to the right.

The rear garden is mainly laid to lawn and bordered by mature conifer hedging. There are two brick storage sheds, a wooden shed and a greenhouse. A gate gives access to a further area of open grass, which is not included with the property and will be maintained by the landlord—this will be accessible for use but must be kept clear at all times and no garden furniture may be placed there.

NB. There is a fee of £70 per month payable for the water and sewerage charges.

Services Mains electricity. Night storage heating. Water and sewerage charged at £70 per month.

Council Tax Band C; £1,936.57 payable 2025/2026

Local Authority East Suffolk

Viewings Strictly by appointment with the Agent.

Broadband To check the broadband coverage available in the area click this link –

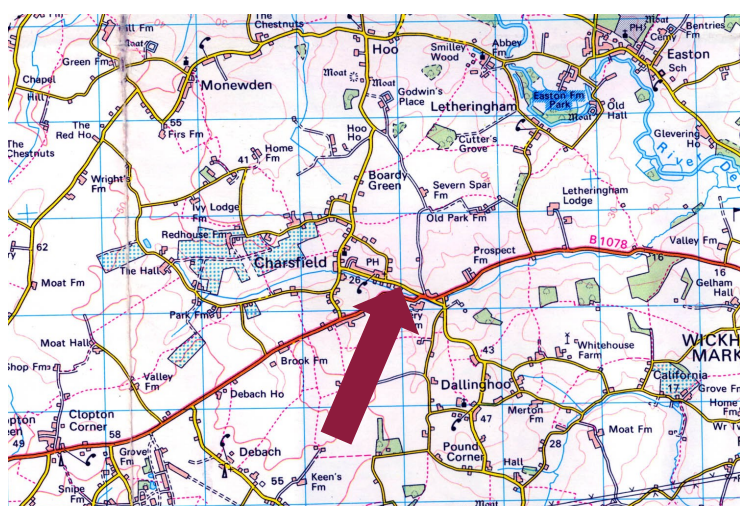
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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.

May 2025



Directions

From the Agent's office, head south along Station Road turning right signposted Kettleburgh. Continue on this road passing through the village of Kettleburgh and at the T-junction turn left signposted Easton. Take the next turning right signposted Hoo and Charsfield and continue on this road for approximately three miles. On approaching the village of Charsfield, continue along Church Road, taking the first right into Hall Lane and the property will be located on the right hand side and identified by a To Let board. For those using What3words app: [///slowness.hockey.such](https://www.what3words.com/slowness.hockey.such)



Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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