

*A charming two/three bedroom
lodge with views to countryside and
located near to Stoke by Nayland*

Rent £1,200 p.c.m
Ref: Giffords Hall Estate

East Lodge
Giffords Hall Park
Stoke By Nayland
Colchester
CO6 4SZ



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

East Lodge is located near Stoke by Nayland. The village of Stoke by Nayland has many amenities including two public houses, a golf club, spa and hotel, as well as a small village store, post office and a CEVC Primary School. The property lies within Dedham Vale AONB and offers picturesque views of the Suffolk countryside.

The market towns of Sudbury and Colchester lie approximately 9 miles away, with Colchester offering access to Inter-city trains to London Liverpool Street taking just under an hour. The A12 provides good road links to Ipswich approximately 14 miles. away.

The Accommodation

Utility 8'6 x 7'2 (2.6m x 2.2m)

Fitted with range of base and eye level kitchen units with a wood effect roll top work surface. Small round white sink with tap. Traditional red quarry tiled flooring and a wooden window with secondary glazing. Ceiling spot light fitting. Smoke detector. Space and plumbing for a dishwasher and washing machine.

Kitchen 12'9 x 12'1 (4.0m x 3.6m)

Fitted with range of base and eye level kitchen units with a wood effect roll top work surface inset white enamel sink and drainer with brass mixer tap over. Wood effect vinyl flooring. Wooden window with secondary glazing. Ceiling spot light fittings, electrical sockets and one radiator. Space for electric cooker. Additional two built in storage cupboards.

Bathroom 8'2 x 4'11 (2.5m x 1.5m)

Fitted with white low flush WC, pedestal wash hand basin and white plastic bath with individual chrome taps, electric shower unit and chrome shower head above with glazed shower screen. Stone effect vinyl flooring. Wooden window with opaque secondary glazing. White tiled splashback behind hand basin and in bath/shower recess. Enclosed ceiling light fitting. Radiator.

Bedroom One 11'11 x 10'1 (3.0m x 2.3m)

A bedroom with wooden window with secondary glazing, ceiling light fitting, a carpeted flooring and various plug sockets.

Sitting Room 11'9 x 11'8 (3.6m x 3.6m)

A double aspect room with two wooden windows, both secondary glazed, and external door to the rear garden. Wooden flooring. One radiator. Working fireplace with mantel and hearth. Ceiling light fitting and various electrical sockets located throughout the room.



Bedroom Two 10'1 x 8'1 (3.8m x 3.1m)

A bedroom with wooden window with secondary glazing, ceiling light fitting, various electrical sockets, feature fireplace, carpeted flooring and a radiator.

Bedroom Three/Study 9'10 x 7'6 (3.0m x 2.3m)

A bedroom/study with wooden window with secondary glazing, ceiling light fitting, a radiator, a feature fireplace, carpeted flooring and various electrical sockets.



Outside

The property benefits from a large garden which is enclosed by a hedge, it features shrubs, trees and there is also a stone patio area. The front garden is also enclosed with a hedge and metal gate. There is a large brick storage shed which adjoins the property. The property is accessed via a track which leads off the private drive leading to Giffords Hall. The property offers parking for two or three vehicles and views across the park land can be seen from the front garden.

Services Mains Electricity. Oil fired central heating. Private Sewerage Treatment Plant. Private Water Supply.

Council Tax Band D. £2,178.33 payable 2025/26

Local Authority Babergh District Council

Viewing Strictly by appointment with the Agent.

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

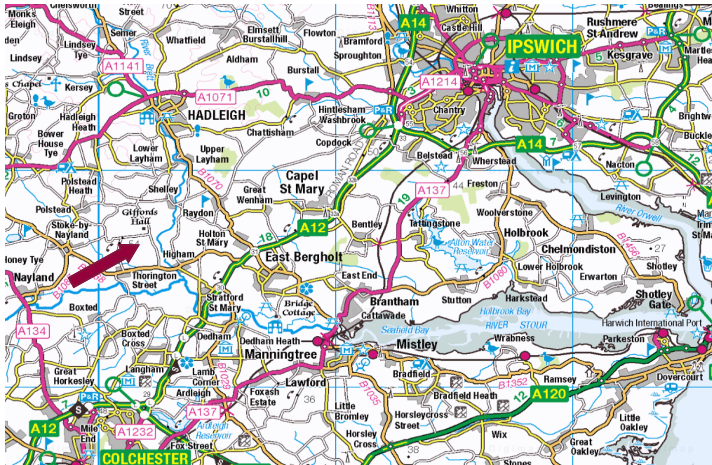
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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.

November 2025



Directions

From the A12 take the B1029 towards Stratford St Mary. Follow School lane onto Higham road. When the road forks take the B1068 towards Stoke By Nayland. Proceed to take the next right onto Marsh Road. Follow Marsh road past the first turning on your left (Chapel Lane) and the property is the next on the left, after chapel lane.

For those using the What3Words app:
///dawn.fumes.blotting

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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