



Grier & Partners
— LAND AND ESTATE AGENTS —

HOME FARM, STRAIGHT ROAD, EAST BERGHOLT,
COLCHESTER, SUFFOLK, CO7 6UU
RENT £1,850 PCM





INTRODUCTION

An imposing four bedroom farmhouse situated on the outskirts of the village of East Bergholt in a rural position with views over open fields, a well sized garden and ample parking space. Kitchen dining room, open hallway and two further reception rooms on the ground floor. Long term let desired.

INFORMATION

the property is of traditional red brick construction under a slate roof, Windows are a mixture of single and double glazed units, there is a Gas boiler in place providing heating via radiators throughout. The property is situated next to a working farm with associated farm traffic, however the garden is secure from passing traffic.

DIRECTIONS

From the centre of the village continue past the village church, down Rectory Hill, as you come to Oranges and Lemons cafe and shop on the right hand side, turn left onto Gandish Road and continue on to the crossroads with the B1070. Go straight over and continue down the road for .5 of a mile, turn right into Home Farm and the property can be found on the right with parking opposite.



EAST BERGHOLT

has the benefit of a good range of local facilities including a modernized general store and post office, bakers and chemist, GP surgery and medical centre. Parish Church and Congregational Church, along with many local associations. The village provides education facilities from pre-school age to GCSE, sixth form colleges are available in Colchester and Ipswich. There are several independent schools in both the local and major towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. The mainline railway station in Manningtree provides a regular service to London taking around an hour. The village is famous for its historical connections with John Constable RA and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty.

TERMS RENT

£1,850 PCM Min 12 month tenancy, exclusive of utilities and council tax

Deposit £2,134.61 Rent (5 x Weeks rent)

Non smoking

References required

No Pets

Heating via gas fired boiler to radiators throughout
broadband is available to the property

BEDROOM ONE

12'11 x 12'00 window to the front N, feature fireplace and space for freestanding wardrobes and double bed.

BEDROOM TWO

12'11 x 11'11 window to the front N, cupboard to the side with further window to the front, feature fireplace and further space for wardrobes and double bed.

BEDROOM THREE

15'10 x 9'04 two windows to the side W, views over open fields, space for wardrobes and double bed, currently configured as a single room with play space.

BEDROOM FOUR

12'00 x 9'11 window to the side W, built in storage cupboard and feature fireplace.

FAMILY BATHROOM



12'05 x 5'09 window to the side E, panel bath, radiator, wash basin, w/c and wood effect flooring.

LANDING

14'00 x 3'06 window to the side E, doors to all rooms and stairway down to the ground floor turning left into the:

PLAYROOM

12'11 x 12'01 window to the front and feature brick fireplace, doorway to the rear hall.

UTILITY ROOM

12'03 x 9'09 forming part of a later extension, window to the side and doorway to the front, range of units to the side under a granite effect worktop with inset sink and drainer, space and plumbing for washing machine and tumble dryer. Extractor fan and ceiling light.

SHOWER ROOM

11'00 x 5'11 recessed ceiling lights and extractor fan, double corner shower cubicle, wash basin and w/c, wall mounted vanity unit.

CENTRAL DINING HALL

15'11 x 9'11 window to the side, feature fireplace contains the gas boiler and flue, tiled flooring and doors to the kitchen, rear hall and:

SITTING ROOM

12'01 x 12'11 window to the front, focal point of the room is an open fire in a bare brick hearth.

KITCHEN BREAKFAST ROOM

16'00 x 15'11 windows to the side and half glazed door to the rear porch, tiled flooring and a range of wooden fronted wall and base units to three sides providing ample storage. Work surface with inset sink and drainer, space for cooker/hob, space and plumbing for dishwasher.

OUTSIDE

there is ample parking to the front. Enclosed rear garden with mature hedging to three sides and gated access from the parking area. area of terrace adjacent the Utility room.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 