Chartered Surveyors / Estate Agents

Clarke & Simpson

A spacious three bedroom semi-detached house having been recently renovated. Exceptional views across the countryside and the River Deben.

Rent: £1,600 PCM

Ref: R214

1 Howes Farm Cottages
Waldringfield Road
Martlesham
Woodbridge
IP12 4PJ



Entrance porch, entrance hall, sitting / dining room, kitchen, cloakroom and conservatory.
Three bedrooms and family bathroom.
Driveway parking and large rear gardens with shed.

To let unfurnished on an Assured Periodic Tenancy

Clarke and Simpson
Clarke & Simpson
Well Close Square
Framlingham
Suffolk
IP13 9DU
Tel: 01728 621200

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

email@clarkeandsimpson.co.uk
www.clarkeandsimpson

Location

Howes Farm is situated in a magnificent and convenient position on the outskirts of the village of Martlesham from where there are stunning views over farmland and the River Deben towards Woodbridge.

The property is situated just a mile from the desirable river side village of Waldringfield. Waldringfield is a popular riverside village, the main focus centred around the boatyard, quays, Maybush Public House and the busy sailing club which are all within easy walking distance of the property. The village also has a primary school and a Church and is about eight miles east of the county town of Ipswich.

Woodbridge, some four miles to the north and also on the same west bank of the river Deben is a popular market town and sailing centre offering a comprehensive range of shops meeting all day to day needs. Martlesham New Village is only about three miles away with useful shops in the square close to the large central Green and with retail outlets including a Tesco Supermarket, M & S Food and Next clothes store in the adjoining retail park. The County Town of Ipswich is situated just eight miles to the west where there are regular trains to London Liverpool Street with the journey time taking just over one hour.

The Accommodation

A double glazed front door leads into the entrance porch, which leads to the front door and into

Entrance Hall

With a partially glazed door through to the main hallway with stairs off and door to an understairs cupboard, together with a further cupboard with a good range of coat hooks.

Sitting / Dining Room 15'4 x 22'4 (4.67m x 6.81m)

A light room with an ornate fireplace with tiled hearth and electric effect wood burner. Two good size windows giving exceptional views of the garden and beyond to the expanse of water at Martlesham Creek. A further door off to

Kitchen 16'8" x 9'4" (5.09m x 2.85m)

A recently fitted well appointed range of base and eye level kitchen units with wood effect roll top work surface

Cloakroom

With low level flush WC.

Conservatory 14'0" x 8'3" (4.28m x 2.53m)

A half glazed conservatory with a door leading into the garden with outstanding views across the garden, farmland and Martlesham Creek and woods beyond. A further door from the sunroom leads to the boiler room with yet more storage and housing the oil-fired central heating boiler.

Staircase and landing

Stairs from the main hall lead to the first floor landing ands airing cupboard with wooden slatted shelving and a radiator.

Bedroom One 10'11" x 10'0" (3.33m x 3.05m)

A light and spacious double bedroom with radiator. Window overlooking the garden.

Bedroom Two 10'11" x 10'0" (3.35m x 3.05m)

A pleasant dual aspect room with views over the garden and countryside beyond. Radiator.





Bedroom Three 10'11 x 6'6 (3.33m x 1.98m)

A further double bedroom with views to the front of the property. Benefiting from a built-in cupboard. Radiator.

Family Bathroom

A newly fitted three piece suite in white comprising of a 'P' shaped bath with shower over and glass screen. Vanity sink and low level flush WC. Obscure glazed window. Radiator.

Outside

Howes Farm Cottages are approached off a minor road midway between Martlesham and Waldringfield. Access is via a private drive into its own parking area with ample car parking and newly constructed shed for storage. Small front garden laid to lawn with fence screen. The garden which is predominantly laid to grass and of good size with a mature shrubs and hedging. The garden has fantastic views and access to both the front and side doors.

Services

Private water and sewerage, Mains electricity. Oil fired central heating.





Council Tax

Band C £2,051.20 payable 2026/2027
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

Broadband

To check the broadband coverage available in the area click this link –https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones

To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

Tenancy Term

To let unfurnished on an Assured Periodic Tenancy at the rent of £1,600 per calendar month.

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 the 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.

6th November 2026



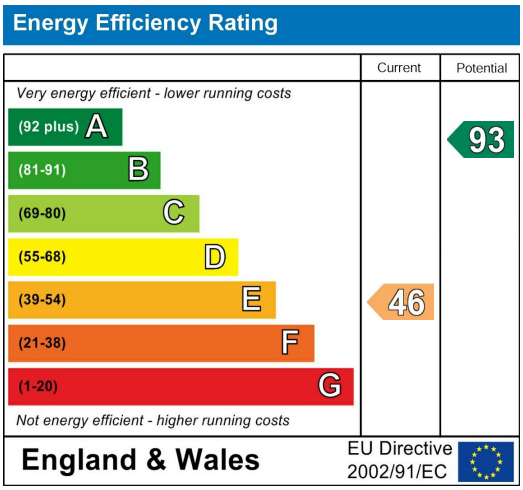
Directions

From the A12 heading south from Woodbridge. At the roundabout after the Seckford Hall yutning take the first exit signposted Woodbridge and Martlesham. At the next roundabout take the second exit signposted Martlesham. Turn left opposite the Red Lion public house into School Lane. Continue along the road I .5 miles, taking the road signposted Waldringfield, where 1 Howes Farm Cottage is position on the right hand side. When using the What3words app// bulky.onions.various









Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call

www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1
rightmove find your happy
OnTheMarket.com
facebook
RICS
arla propertymark PROTECTED