



Barn Conversion: Coddenham

Monthly £1,350

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

A detached 2/3 bedroom property on the stunning Old Hall Estate, newly converted in 2025.

Available end of July, with no viewings until mid July.

Photos from previous viewing.

DETAILS

LOCATION

The property is situated on the Old Hall Estate and within Heritage Parkland. The village of Coddenham lies about 1.6 miles to the north and has a village shop, pub and country club. More comprehensive facilities are available in Ipswich which is approximately 6.6 miles to the south of the property. There is a fast and frequent rail service to London Kings Cross from nearby Needham Market and excellent road links via Junction 51 of the A14 and the A140 Norwich Road which are about 2 miles away.

DIRECTIONS

Sat Nav - Postcode IP6 9QQ (Access is via Sandy Lane)

From Junction 51 of the A14 take the slip road signposted Barham. At "T" junction turn right onto the Old Norwich Road and proceed for about 1 mile. After passing Sorrell Horse Inn, take the next left onto Sandy Lane for about 1 mile and then turn left onto the Old Hall Estate drive. Follow the drive through the Parkland signposted Estate Office and the Swallows will be seen on your left hand side. The property can be found to the right of the detached house.

THE PROPERTY

Front door leads to:

- **LIVING ROOM** - (21'2 x 15,6) - Bright room with views to side garden, radiators, stairs to first floor and doors to Study & Kitchen/Diner
- **STUDY/BED 3** - (11'7 x 6'7) - Window to side, radiator.
- **KITCHEN/DINING** - (21' x 11'3) - Range fitted units, fitted oven & hob, fridge/freezer, dishwasher with windows to front & side view, radiator and door to -
- **UTILITY ROOM** - Space for washing machine & tumble drier, door to side of property & door to -
- **CLOAKROOM** - WC & basin

First Floor

- **BEDROOM 1** - (13' x 11'4) - Window to side, radiator
- **BEDROOM 2** - (13' x 12'6) - Window to side, radiator
- **BATHROOM** - WC, basin, bath with shower over

EXTERNALLY

Parking for 2 cars

Garden to side and front of property, with shed and paved patio area

LEGAL NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected. There is electric fired central heating and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band D

EPC

The property is classed as Band D

TERMS

The property is to be let on an Assured Periodic Tenancy. A five week deposit is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.

