

*A superb furnished, fully modernised four bedroom detached property with extensive gardens, on the outskirts of Framlingham*



RENT

£2,300 PCM

Ref: R2559

Address

Elm Tops  
The Green  
Saxtead  
Suffolk  
IP13 9QL



Rear entrance hall, study, inner hall, cloakroom, kitchen/dining room with sun room. Two double ground floor bedrooms with wet room and utility area.

To the first floor are two further double bedrooms and family bathroom.

To let furnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

Contact Us



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Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

Elm Tops enjoys a secluded rural position just off the very desirable green in the village of Saxtead, which has a popular public house. The historic market town of Framlingham is about 1½ miles to the south and provides a good selection of shops and restaurants, medical centre and library and of course the Medieval Castle. Saxtead Green is within the catchment area for the Framlingham primary and secondary schools and is also close at hand to Framlingham College.

The Heritage Coast is within about 15 miles with its popular towns of Aldeburgh, Thorpeness, Walberswick and Southwold. The County Town of Ipswich lies about 20 miles to the south from where Inter City rail services to London's Liverpool Street Station are scheduled to take just over an hour.

## The Accommodation

Elm Tops is a wonderful fully modernised four bedroom detached house overlooking The Green in Saxtead. Entering through the rear entrance hall in to an inner hall with doors off to the cloakroom and an expansive kitchen/dining room complete with appliances, which includes a Rangemaster cooker, dishwasher, fridge freezer and wine cooler. A door from the dining area leads into a generous sized sun room.

Returning to the kitchen, a door leads to a generous sized sitting room with modern fireplace and doors leading out to the front of the property and staircase to the first floor. A further door leads to two double ground floor bedrooms, a stylish wet room with walk-in shower and twin wash handbasin and utility area with airing cupboard housing the washing machine.

Returning to the sitting room, a staircase rises to the first floor landing area with seating and study space. Two large double bedrooms with storage spaces within the eaves and a superior four piece family bathroom with bath and a separate shower cubicle.



## Outside

The property is approached by a tarmacked driveway with parking for several cars. Elm Tops benefits from wrap-around gardens, with mature trees and established planting, along with a designated seating area and pond to the front. In addition, there is a single garage which comprises of twin doors, an open fronted cart lodge and an enclosed workshop/storage area.









# Elm Topps, Saxtead

Approximate Gross Internal Area = 204.6 sq m / 2202 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1274504)

*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity, oil fired central heating and private drainage.

*The property has the benefit of PV installation. This comprises 7.74kW of roof mounted PV panels along with 10.0kW of battery storage which will significantly assist in the electricity costs.*

*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>

*Council Tax* Band F; £3,176.13 payable per annum 2025/2026

*Local Authority* East Suffolk, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk. IP12 1RT

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.

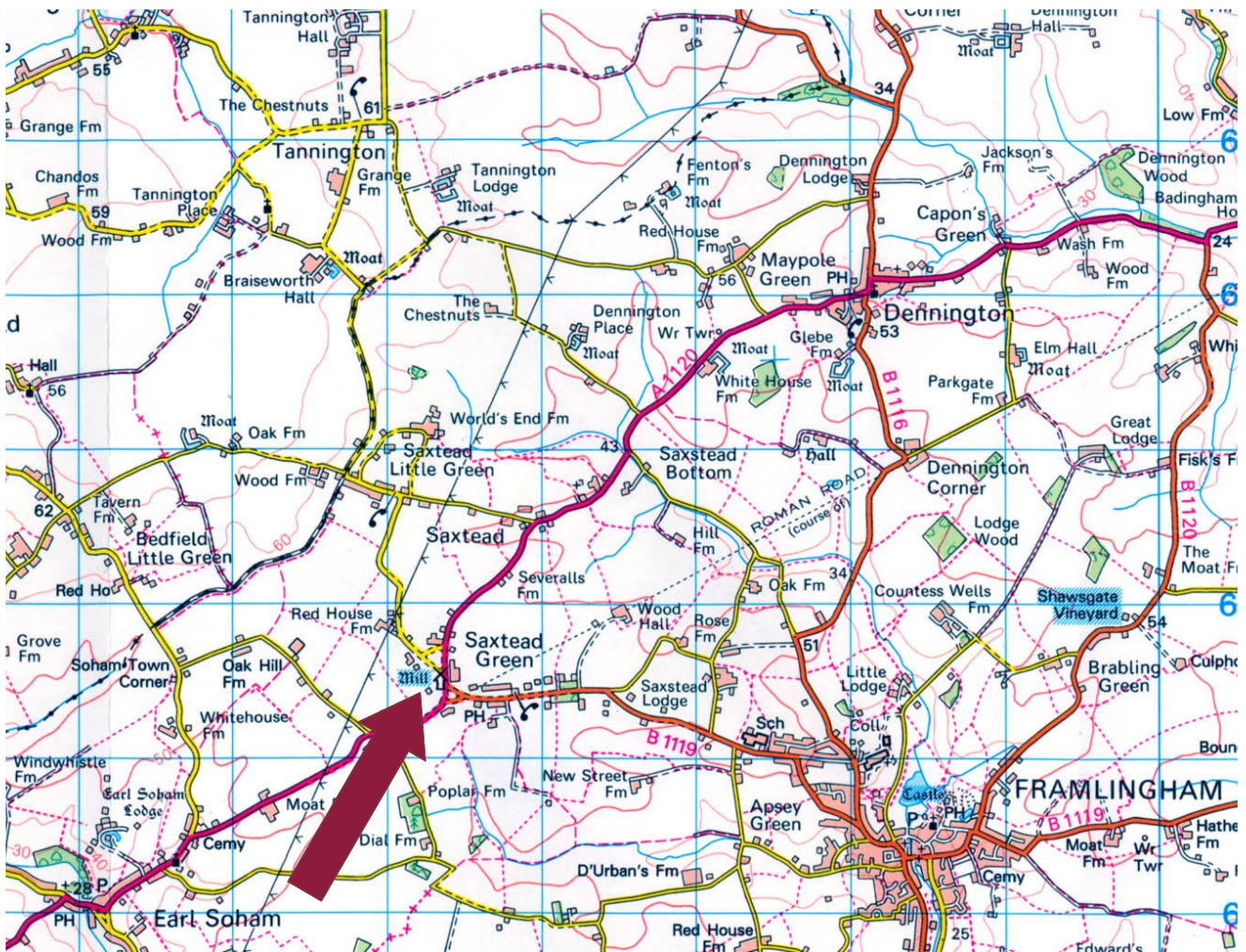
*March 2026*

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Directions

From the Agent's office From Clarke & Simpson offices, proceed along B1116 turning left onto Mount Pleasant (B1119) following signs for Stowmarket. Continue along Saxstead straight and when reaching the end of the road, taking the righthand turn at the triangle onto Several Road/A1120. Turn left onto Marlborough Road and the property will be located on the lefthand side.

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