Chartered Surveyors / Estate Agents

Clarke & Simpson

A spacious four bedroom property set in grounds of almost an acre on the outskirts of the desirable village of Mendlesham. Large gardens, double garage and cartlodge.

Rent: £1,400 PCM

Ref: R1427

Robin Hall
Chapel Road
Mendlesham
Suffolk
IP14 5SQ



A spacious four bedroom property set in grounds of almost an acre.
Entrance hall, three reception rooms, kitchen/breakfast, utility, cloakroom and large conservatory.
Four bedrooms, en-suite and family bathroom.
Gated driveway, double cart-lodge and double garage. Gardens equate to one acre to include an orchard.

To let unfurnished for a six month period under Ground 5 Minister of Religion

To let unfurnished on an Assured Periodic Tenancy

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Location
Robin Hall sits on the outskirts of the village of Mendlesham. Mendlesham is located just west of off the A140 Ipswich to Norwich Road and is 19 miles from both Ipswich and Bury St Edmunds. Stowmarket railway station on the main line to London Liverpool Street is within easy reach.

There are two picturesque villages within the parish, Mendlesham and Mendlesham Green and also outlying hamlets and houses. There is a primary school and a community centre with playing fields and tennis courts. There is also an excellent health centre covering the district. Mendlesham Green also offers play facilities and scout hut. There are a range of businesses including village, store, fish and chip shop and two public houses.

Ground Floor

Entrance Porch
With large windows to the front and side, radiator and door through to

Main Hallway
With stairs off to the first floor, two understairs storage cupboards, radiator and doors off to

Sitting Room 23'3 x 19'9 (7.08m x 6.01m)
A large triple aspect high ceiling room with large red brick fireplace housing a stove (for display purposes only). Three radiators. Sliding doors giving access to the

Conservatory 17'7" x 14'9" max (5.38m x 4.52m max)
An excellent addition to the property overlooking the front with double doors leading out to the paved seating area. Radiator.

Kitchen/Breakfast Room 14' x 20' (4.26m x 6.09m)
Fitted with an excellent range of base and wall kitchen units with wood effect formica work surface over, inset with a one and a half double bowl, double drainer stainless steel sink. Space for Range cooker with extractor hood above. Space and plumbing for dishwasher. Space for fridge/freezer. Radiator. Partially glazed door leading through to

Rear Lobby
With door to outside, radiator and doors off to

Utility Room
Fitted with a base unit and single drainer stainless steel sink flanked by worksurfaces. Space and plumbing for washing machine and tumble dryer. Radiator, fuse board and Grant oil fired boiler.





Cloakroom
Fitted with pedestal wash basin, WC and radiator.

Further doors off the main hallway lead to

Dining Room 16'2" x 16'1" max (4.95m x 4.92m max)
With space for a large dining suite, radiator and large window overlooking the front of the property.

Study/Playroom 20'2" x 11'1" max (6.17m x 3.40m max)
A further spacious room with windows to both the front and the rear of the property. Radiator and door through to

Side Entrance Lobby
With radiator and door through to

WC
Fitted with WC, pedestal wash basin and radiator.

First Floor

Landing
With radiator and door to airing cupboard housing the hot water tank and shelving. Doors lead off to

Bedroom One 23'8 x 19'8 (7.21 x 5.99m)
An excellent size triple aspect bedroom with outlook over the grounds and surrounding farmland. Eaves storage cupboards and fitted hanging cupboards. Two radiators. Door to







En-suite Shower Room
A fully tiled room fitted with shower cubicle, WC and pedestal wash basin. Radiator and extractor fan.

Bathroom
Fitted with WC, pedestal wash basin and bath with shower above. Extractor fan, radiator and fitted cupboard.

Bedroom Two 12'1 x 14' (3.68m x 4.26m)
A double room with outlook over the surrounding farmland. Radiator and eaves storage cupboard.

Bedroom Three 20'6 x 15'4 (6.24m x 4.67m)
A further excellent size triple aspect bedroom with radiator and two eaves storage cupboards.

Bedroom Four 13'3" x 12'7" max (4.06m x 3.86m max)
A good size double bedroom with window overlooking the front of the property. Radiator, hatch to attic and eaves storage cupboard.

Outside
Robin Hall is approached via a double five bar gate with a sweeping drive leading to the parking area. Beyond the parking area is a double cart lodge adjacent to a double garage (both with power and light connected) and with eaves storage area. Situated adjacent to the garage is the oil tank. To the front of the property is a large expanse of grass edged by trees.

Adjoining the conservatory to the side of the property there is a large paved seating area with path continuing around the rear where there is an area laid to grass edged by mature hedging. At the base of the garden is a large storage shed again, with power and light connected.

To the far corner of the front garden an opening leads into an orchard area with further shed and former stable block providing useful additional storage. In all the grounds extend to approximately 1 acre.

Important Note
In addition to the rent, the tenant will be required to pay £15 per calendar month towards the cost of emptying the sewerage treatment plant.

Services
Services Mains water and electricity connected. Private drainage. Oil fired central heating.

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

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

Council Tax
Council Tax Band G. £3,861.92 payable 2026/2027.

Local Authority
Mid Suffolk District Council 54 Ipswich St, Ipswich IP14 1AD

Tenancy Terms
To let unfurnished for a six month period under Ground 5 Minister of Religion at a monthly rental of £1,400 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.

20th November 2026



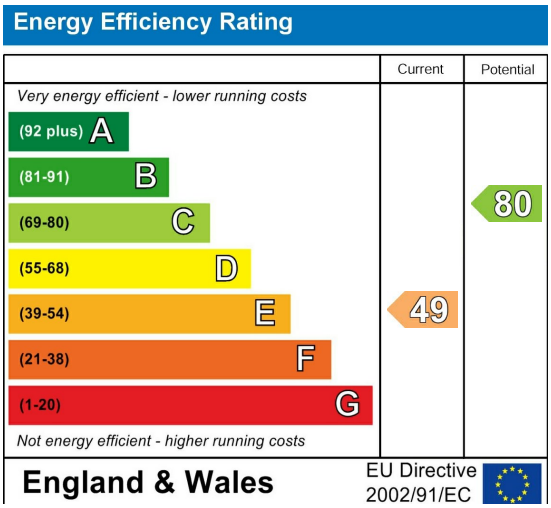
Directions

Heading north on the A140, after passing the Mendlesham Mast, take the next left signposted Mendlesham. Follow this road to the end and turn left signposted Mendlesham and Stowmarket. On entering the village continue past the church on the right hand side and continue out of the village where the property will be found on the right hand side. For those using What3words app: ///worm.setting.protester









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