

A two bedroom spacious, attached cottage situated in a rural location at the end of a long drive in the village of Badingham. Having been recently improved throughout.



RENT

£1,150 PCM

Ref: R1369

Address

Twin Oak Cottage
Mill Road
Badingham
Woodbridge
Suffolk, IP13 8LH



A recently updated and modernised two bedroom cottage. With entrance hall, shower room, sitting room, kitchen breakfast room, ground floor bedroom and family bathroom. First floor double bedroom and galleried landing with storage area. Driveway parking, garage and large store together with a spacious enclosed garden

To let unfurnished on an Assured Periodic Tenancy

Contact Us



Clarke and Simpson
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

Twin Oak Cottage is situated in a superb rural position on the outskirts of the village of Badingham. The village of Badingham is situated about four miles north of the historic town of Framlingham, well known for its fine Medieval Castle and also providing a good selection of local shops and schooling in both state and private sectors.

The County Town of Ipswich is about 22 miles to the south, with fast Inter City rail services from there to London's Liverpool Street station, taking just over the hour. The Heritage coast at Aldeburgh is about 15 miles to the east.

Accommodation

Ground Floor

Entering through partially glazed entrance door into

Entrance Hall

A vaulted entrance, with a large understairs storage cupboard, stairs off to the first floor galleried landing and storage area. Double panel radiator, isolated extractor fan, telephone socket and doors off to

Shower Room

With low flush W.C. Wall mounted wash hand basin, shower cubicle having recently been updated, wall mounted mirror, electric shaver socket, extractor fan and a double panel radiator.

Sitting Room 16'6 x 17'11 (5.02m x 5.46m) (max)

A light and spacious dual aspect room with large bay window to the front of the property overlooking the parking area and orchard beyond. Double panel radiator, television aerial socket, wall mounted shelving, wall mounted thermostat, wood burning stove set on red brick hearth. Satellite lead. Shelved storage cupboard adjacent to the fire place and further shelving storage cupboard. Double doors giving access to the large airing cupboard with fully lagged hot water tank, with electric emersion and Honeywell boiler controls. Steps lead down to the

Kitchen 14'6 x 9' (4.41m x 2.74m)

A pleasant dual aspect room fitted with an excellent range of base and eye level kitchen units, with roll over work surface above inset with a single drainage stainless steel sink. Space for dishwasher, electric cooker and fridge freezer. Double panel radiator and pine door leading through to the

Rear Hall Way

With double panel radiator and door off to



Family Bathroom

Fitted with three piece suit in white from comprising enamel bath with mixer taps and hand held shower attachment over. Pedestal wash basin with tiled splashback, wooden shelf, wall mounted mirror, electric shaver socket and extractor fan over. Low flush W.C, single panel radiator with space and plumbing for washing machine.

Bedroom Two 13'8 x 9'4 (4.16m x 2.84m)

A light and good sized dual aspect double bedroom with window overlooking the garden to the end of the property and farmland beyond. With telephone socket, double panel radiator, shelved storage and double doors giving access to a good sized storage cupboard.

Stairs lead from the entrance hall up to the

First Floor

Galleried Landing

With a storage area measuring 4'7 x 3'4 (1.39m x 1.01m) and with a door off to

Bedroom One 13' x 11'4 (3.96m x 3.45m)

(Partially restricted ceiling). An excellent sized double bedroom with large window over looking the front of the property. With double panel radiator, wall mounted mirror, hatch to the attic, television aerial lead in and double doors giving access to a large hanging cupboard with full width wooden shelf and hanging rail below.

Outside

The property is approached via a long drive leading to Twin Oak Farmhouse and Cottage. Double wooden gates give access to a gravel parking area sufficient for a number of cars. Adjacent to this is a wooden storage shed and a sectional concrete garage with up and over door. There is an outside tap by the front door and a good size area of grass to the end of the property which leads around to the rear, where the oil tank is situated. There is a picket fence to the front of the property leading to an attractive orchard which is included in the tenancy, edged with a pond.

Important Note:

- In addition to the rent, the tenant will pay £35 per calendar month towards the water and sewerage costs.

Viewing Strictly by appointment with the agent.

Services Mains electricity, shared mains water , shared private drainage, oil fired central heating.

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>

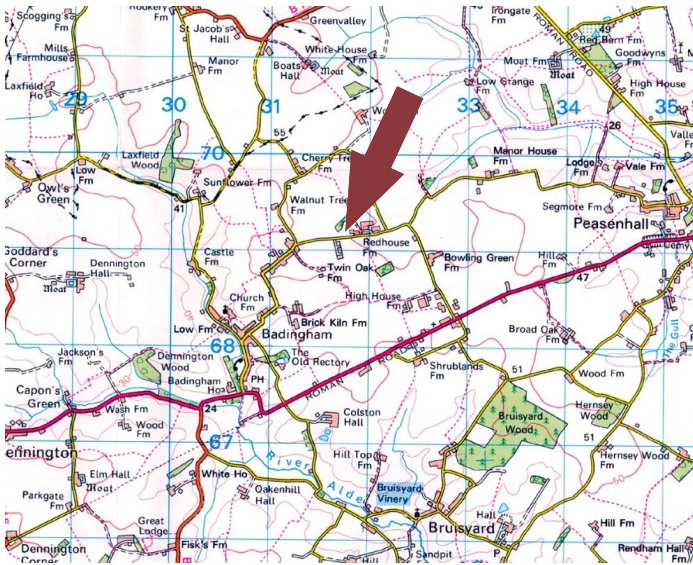
EPC Rating = E (42) (Copy available from the agents upon request).

Council Tax Band F; £3,159.19 payable per annum 2026/2027

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.

June 2026

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Directions

From the Agent's office proceed out of Framlingham along New Road turning left at the junction onto the B1120. Continue until reaching the A1120 junction and turn right towards Yoxford taking the first left turning adjacent to the White Horse public house. Continue for approximately 300 yards turning right into Mill Road, signposted Peasenhall. Continue for approximately one mile and the turning to Twin Oak Farmhouse can be found on the right hand side just before the T-junction. The property is set at the end of the long tree lined drive.

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