

Becketts Lane Cottage is an attractive Grade II listed detached home with three bedrooms, set within 1.2 acres of gardens near Stoke-by-Nayland.



RENT

£ 1,700 PCM

Estates Department
Ref: GHF/R008/EM

Address

Becketts Lane Cottage
Becketts Lane
Shelley, Ipswich
Suffolk
IP7 5RF



Kitchen, three reception rooms, utility room and ground-floor shower room, together with three bedrooms and a bathroom. The property stands within approximately 1.2 acres of gardens.

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

Becketts Lane Cottage occupies an attractive rural position near the well-regarded village of Stoke-by-Nayland, which offers a range of amenities including public houses, a village shop with post office, together with a golf club, spa and hotel. The property lies within the Dedham Vale National Landscape, enjoying views across the surrounding Suffolk countryside.

The market towns of Sudbury and Colchester lie approximately 11 miles to the north and south respectively, with Colchester providing mainline rail services to London Liverpool Street in under an hour. The A12 offers good road links to Ipswich, approximately 14 miles to the north-east.

Description

Becketts Lane Cottage is an attractive Grade II listed detached cottage arranged over two floors, offering spacious and versatile accommodation while retaining much of its original character.

The front door opens into an entrance porch, leading directly into the generous dining room. The dining room features a substantial fireplace, which is retained for decorative purposes only. The sitting room provides a separate principal reception room, while the study offers useful space for home working.

The kitchen is supported by a separate utility room, while the boiler room provides further utility and storage space. A ground-floor shower room completes the accommodation on this level.

The first-floor accommodation is arranged in two sections. Bedrooms 1 and 3, together with the bathroom, are interconnected and can be approached by either the staircase from the sitting room or the staircase positioned between the dining room and study. Bedroom 2 is independently accessed via a separate staircase from the kitchen. An additional attic space provides useful storage and could also serve as an informal hobby or play area.

Gardens

Becketts Lane Cottage is set within approximately 1.2 acres of established gardens, which surround the property and are predominantly laid to lawn, with mature trees, hedging and planted areas.

A stream runs along the lower boundary of the garden, while during the wetter months a seasonal pond forms beside an ancient willow tree, adding to the natural character of the setting.

A gravelled driveway leads to the cottage and provides ample off-road parking. The gardens enjoy views across the surrounding countryside and provide a good degree of privacy.





Viewing Strictly by appointment with the agent.

Services Mains electricity, private water and drainage connected with 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>

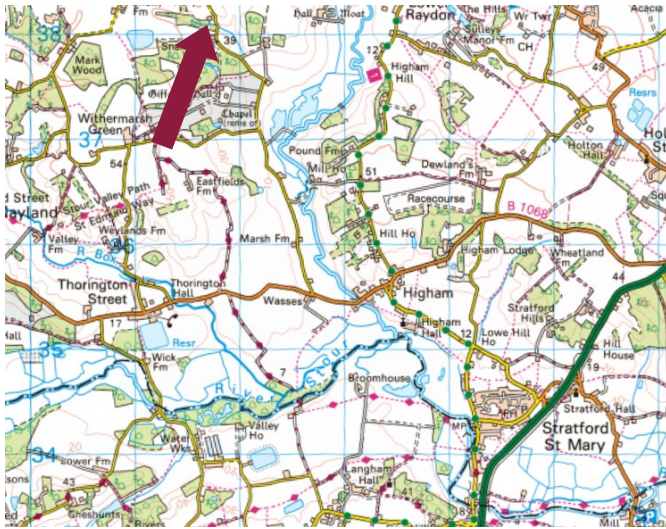
Council Tax Band F; £3,229.32 payable per annum 2026/27

Local Authority Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX
Tel: 0300 123 4000

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.

August 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Directions

From Junction 30 of the A12 at Stratford St Mary, proceed north-west along School Lane, continuing onto Higham Road towards Higham. Turn left to remain on Higham Road and then turn left onto the B1068. After crossing Higham Bridge, take the next right onto Marsh Road. Continue along Marsh Road for approximately 1.4 miles, then turn left onto Becketts Lane. Continue for approximately 0.5 miles, where the property will be found on the left-hand side.

What3Words: ///gulped.guises.stated

Becketts Lane Cottage, Becketts Lane, Shelley, Ipswich, Suffolk, IP7 5RF

Approximate Gross Internal Area = 215.2 sq m / 2316 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1325821)



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