Chartered Surveyors / Estate Agents

Clarke & Simpson

A substantial four bedroom detached property situated in a tucked way position within the small village of Rattlesden.

Rent: £1,400 PCM

Ref: R820

The Rectory
High Street
Rattlesden
IP30 0RA



Kitchen, Utility Room, Dining Room, Sitting Room & Study.
Four bedrooms, one en-suite & family bathroom.
Garden & double garage.

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

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Location
The Village of Rattlesden lies in a valley between the market towns of Bury St Edmunds and Stowmarket. The village has a primary school, a church, chapel, post office and village shop and two pubs, The Five Bells and The Brewers Arms.

Rattlesden is located around four miles west of Stowmarket and eleven miles to the south east of Bury St Edmunds, which has a good range of retail and leisure facilities including the Cathedral and Abbey Gardens and railway station. Rattlesden is also close to the A14 with links to the north, south and midlands.

The Accommodation

Ground Floor
Entering through a wooden door into

Entrance Porch
With radiator, coat hooks and door through to

Main Hallway
With stairs off to the first floor, radiator, understairs storage cupboard and with doors off to

Study 13'7" x 9'2" (4.16m x 2.81m)
A good size room with window to the front, radiator and telephone socket.

Cloakroom
Fitted with WC, wash hand basin and radiator.

Dining Room 13'5 x 12'8 (4.09m x 3.86m)
A spacious room with windows to the front and side, radiator and door through to

Kitchen 12'7 x 12'3 (3.84m x 3.73m)
Fitted with a good range of base and wall kitchen units with worksurface over inset with a single bowl double drainer steel sink. Space for electric cooker with extractor hood above. Space and plumbing for dishwasher. Radiator. Window overlooking the rear garden and glazed door through to the dining room. An open archway leads through to

Utility Area 10'0 x 6'5 (3.05m x 1.96m)
Fitted with section of worksurface inset with a single bowl single drainer stainless steel sink with cupboard below. Space and plumbing for washing machine. Worcester oil fired boiler and heating controls. Radiator and side access door.

Sitting Room 16'7 x 13'7 (5.05m x 4.14m)
A further spacious room with glazed French doors leading out to the rear garden, central (display only) fireplace and radiators.

Stairs from the main hallway lead up to the

First Floor

Landing
With radiator, airing cupboard housing the hot water tank and shelving and doors leading off to





Master Bedroom 19'2 x 12'9 plus alcove (5.84m x 3.89m plus alcove)
A very spacious dual aspect bedroom with windows to the front and side. Radiators and door through to

En-suite Shower Room
Fitted with WC, pedestal wash basin and shower cubicle with Mira electric shower. Radiator. Shaver socket and extractor fan.

Family Bathroom
Fitted with WC, pedestal wash basin and bath with shower over. Radiator, shaver socket and extractor fan.

Bedroom Two 13'1 x 10'8 (3.99m x 3.25m)
A good size double bedroom with window overlooking the rear garden. Radiator.

Bedroom Three 12'7 x 10'8 (3.84m x 3.25m)
A further good size double bedroom with windows to the front and side. Radiator.





Bedroom Four 11'10 x 9'5 (3.61m x 2.87m)
A small double or good size single room with window to the front. Radiator.

Outside
The Rectory is approached via a shared shingle drive off Rattlesden High Street. There is a five bar gate at the entrance of the property leading to a large shingled parking area and access to the double garage. A path leads round to the rear of the property and directly behind the house there is a split level patio area. Beyond, there is a good size lawned area of garden which is surrounded by mature hedging and trees.

Services
Mains water, electricity and drainage. Oil fired central heating.

Council Tax
Band F: £3,141.49 payable 2026/2027

Local Authority
Mid Suffolk District Council.

Viewings
Strictly by appointment with the Agent.

Tenancy Term
To let unfurnished for a six month period under Ground 5 Minister of Religion at a monthly rent 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.

10th November 2026



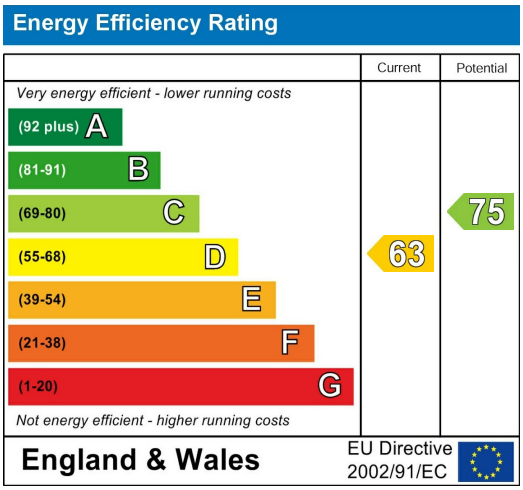
Directions

Proceed along Rattlesden High Street, passing the Church on your left and turn right up an unmade gravelled drive. The Rectory is at the top of the drive on the left hand side. For those using the What3Words app: /// troll.rejoins.finishing









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