

A well presented three bedroom detached property situated in a very pleasant rural position on the outskirts of the popular village of Badingham



RENT

£1,350 PCM

Ref: R1436

Address

3 Twin Oak Drive
Mill Road
Badingham
Woodbridge
IP13 8LH



A detached house comprising; entrance hall, large sitting room, dining room, cloakroom and kitchen/breakfast. Three first floor bedrooms and family bathroom. Outside is a spacious driveway and gardens mainly laid to lawn.

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

3 Twin Oak Cottage is situated in a very pleasant rural position on the outskirts 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 village has a popular public house, which is situated about a quarter of mile away, and a village hall which is home to a local nursery school.

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.

The Accommodation

Entering through a wooden framed and partially glazed entrance door into

Reception Hallway

With night storage heater, stairs leading to first floor and understairs storage cupboard and doors off to

Kitchen Breakfast Room 15'3 x 11'8 (4.64m x 3.55m)

Comprising of a good range of base and eye level kitchen units with wooden laminate effect worksurface over and with single drainer 1½ bowl sink with mixer taps. Single electric oven, four ring electric hob with extractor fan over, pantry cupboard, night storage heater, further wall mounted shelving and with space for dining table and chairs. Airing cupboard containing partially lagged hot water tank, slatted shelves and heating/water controls.

Door through to

Rear Hallway

With door leading to rear garden and door through to

Dining Room/Reception Room 15'11 x 8'5 (4.85m x 2.56m)

A light dual aspect room with night storage heater, telephone point and high level cupboard containing the fuse board and electricity meter. A superb outlook to the front of the cottage over adjoining farmland.

Cloakroom

With low flush WC, pedestal wash basin and night storage heater.

Stairs lead from the hallway up to

First Floor

Galleried Landing

With night storage heater and hatch to attic. Hanging cupboard and door through to



Master Bedroom 14'6 x 12'1 (max) (4.41m x 3.68m)
A large light double room with telephone point, electric heater and with a superb outlook over the side garden and farmland beyond.

Bedroom Two 14'6 x 8'11 (4.41m x 2.71m)
A further good size double bedroom with television point, electric heater and outlook to the side of the property.

Family Bathroom
With suite incorporation low flush WC, plastic panelled bath with mixer tap and shower attachment and pedestal wash basin. Night storage heater, electric and outlook to the rear garden.

Bedroom Three 9'4 x 8'9 (2.84m x 2.66m)
With electric heater and pleasant outlook over the rear garden and farmland beyond.

Outside

The property enjoys a superb rural position adjoining farmland on the outskirts of the village of Badingham. A driveway leads up to the property giving access to a large shingle parking/turning area. There is a good size garden surrounding the property on all sides which is laid predominantly to lawn and which is bordered partly by mature hedgerows. There is a small patio area to the rear and a lean-to storage area.

Important Note

- In addition to the rent, the tenant will pay tot he landlord the sum of £50 per calendar month as a contribution towards the water and sewerage rates.

Viewing Strictly by appointment with the agent.

Services Private water and electricity connected. Private drainage system. Electric 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 = (Copy available from the agents upon request).

Council Tax Band B £1,780.57 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, 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.

September 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	43 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 3 Twin Oak Drive can be found on the right hand side just before the T-junction. The property is situated after approximately 100 yards on the left.

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