Flick & Son
Coast and Country

Bramfield, Suffolk

£1,450 PCM

- Immaculate detached home
- Two double bedrooms
- EPC: D
- EV charger
- Central open plan living space
- Modern bathroom
- Holding deposit: £334.61
- Sitting room with wood-burner
- Furnished/unfurnished
- Sorry no smokers

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

lettings@flickandson.co.uk
www.flickandson.co.uk

Grove Farm, Bramfield

A stunning two bedroom detached home set within breath-taking countryside on the outskirts of the popular rural village of Bramfield. OFCH. EPC D.

2 1 2 D

Council Tax Band: Exempt

DESCRIPTION

Flick & Son are pleased to offer for rent this stunning two bedroom detached home set within breath-taking countryside on the outskirts of the popular rural village of Bramfield.

ACCOMMODATION

Step through the front door and you are welcomed into a fabulous open-plan living space, perfect for relaxed dining and entertaining. This area flows seamlessly into the contemporary kitchen, complimented by a practical utility room which is neatly tucked away. On the other side of this central living space, the spacious yet cosy sitting room with a distinctive wood-burner forming a charming focal point. Completing the ground floor is a stylish modern bathroom, featuring both a separate bath and a walk-in shower.

Upstairs, two generously sized double bedrooms enjoy lovely views across the surrounding countryside, creating calm and restful retreats.

Outside, the rear of the property offers a delightful sunken patio area, ideal for alfresco dining along with a garden to enjoy throughout the seasons. To the side, there is ample parking for at least two vehicles, adding to the ease and practicality of this inviting home.

The property also benefits from an EV charging point.

The property is heated via oil fired central heating. It has an EPC rating D.

LOCATION

Bramfield is a charming and sought-after village nestled in the Suffolk countryside, offering a peaceful rural lifestyle while remaining conveniently located for access to nearby market towns and the stunning Suffolk Heritage Coast. The village is steeped in history and character, with a welcoming community and picturesque surroundings that include open fields, country lanes, and traditional thatched cottages. Local amenities include a well-regarded pub, a historic church, and easy access to walking and cycling routes, making it an ideal location for those seeking a blend of tranquility and accessibility. Just a short drive away are the coastal towns of Southwold and Halesworth, providing further shopping, dining, and leisure opportunities.

AVAILABILITY

The property is available from the 12th November 2026

Council Tax: Band TBC
Deposit required: £1,673.07

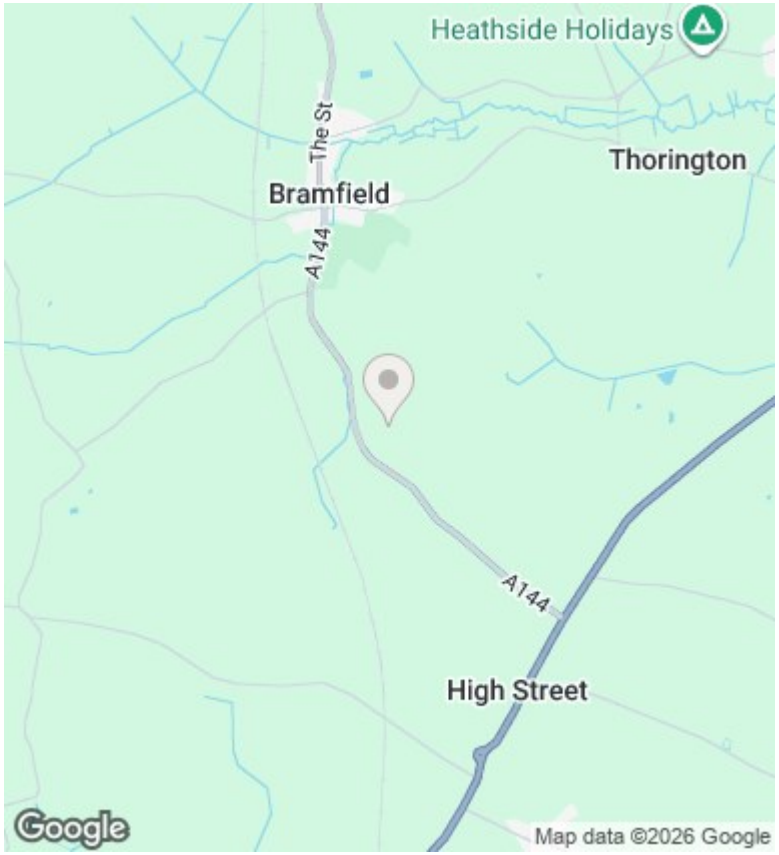
Sorry, no smokers.

The property can be offered furnished or unfurnished, landlord is flexible.

NB: The sewerage treatment costs are included in the monthly rent.

VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

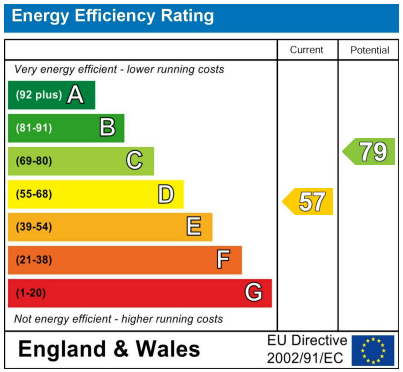


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.

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