Chartered Surveyors / Estate Agents

Clarke & Simpson

A substantial four bedroom family home, with good size garden and located within easy reach of Bury St Edmunds and the A14. Garden, Garage and oil fired central heating.

Rent: £1,400 PCM

Ref: R510

The Rectory
Harrow Green
Lawshall
IP29 4PB



A substantial four bedroom family home, with good size garden and garage.
Hallway, lobby, cloakroom, sitting room, study, kitchen, dining room.
Four bedrooms, family bathroom and shower room.
Driveway parking, single garage and large gardens.

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

Well Close Square Framlingham
Suffolk
IP13 9DU
Tel: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson

Location

The Rectory is situated on the edge of the village of Lawshall which boasts a public house and village school. Lawshall is well located for access to the A14 as well as being close to the historic village of Lavenham, and the popular centre of Bury St Edmunds. Bury St Edmunds is a popular market town which has a comprehensive array of leisure and retail facilities along with easy access to the A14, which links to London via the A11/M11, Cambridge and the Midlands to the west.

The Accommodation

Ground Floor

Entering through fully glazed UVPC door into

Entrance Hallway

A spacious area with stairs off to the first floor, single panel radiator, Honeywell thermostat, large understairs storage cupboard and further walk-in storage cupboard. Doors off to

Lobby

With a range of coat hooks and door through to

Cloakroom

Comprising corner mounted wash hand basin, low flush WC and single panel radiator.

Sitting Room 17'11" x 12'11" max (5.46 x 3.94 max)

A good size, light dual aspect room with central tiled surround fireplace (display only). Two radiators, TV aerial lead-in and telephone socket. Double glazed doors giving access to the garden.

Study 11'11" x 10'11" (3.63 x 3.32)

A useful room fitted with a range of wall mounted shelving. Double panel radiator, telephone socket and window overlooking the rear garden.

Dining Room 11'11" x 11'11" (3.63 x 3.63)

A light room with space for a good size dining table. Single panel radiator, serving hatch from kitchen and outlook to the rear garden.

Kitchen max (max)

Fitted with a range of base and eye level kitchen units with formica worksurface over, inset with a one and a half bowl sink with mixer taps. Space and plumbing for dishwasher. Space for fridge freezer. Space for electric cooker. Potterton oil fired boiler. Serving hatch to dining room. Large window overlooking the rear garden. Door giving access to walk-in pantry with fitted shelves.

A door from the kitchen leads to the

Rear Lobby 11'10" x 11'3" (3.6 x 3.43)

A versatile area with radiator, doors to the front, rear, garage and

Utility Room 6'8" x 6'4" (2.03 x 1.93)
With wall mounted butler style sink, space and plumbing for washing machine, space and ducting for tumble dryer. Extractor fan and shelves.

Stairs from the entrance hallway lead up to the

First Floor

Galleried Landing
With large window overlooking the garden and drive to the front. Single panel radiator, hatch to attic and Honeywell boiler controls. Storage cupboard and large airing cupboard with hot water cylinder and shelving. Doors off to

Master Bedroom 15'8" x 12'11" max (4.77 x 3.94 max)
A good size double room with large window overlooking the rear garden and farmland beyond. Single panel radiator and pair of double door fitted wardrobes.

Bedroom Two 11'11" x 10'11" (3.63 x 3.33)
A double room with window overlooking the rear garden. Single panel radiator.







Bedroom Three 11'11" x 11'10" (3.63 x 3.6)
A further light double room with window overlooking the rear garden and farmland beyond. Single panel radiator and fitted storage cupboard.

Bedroom Four 10'11" x 7'10" (3.32 x 2.38)
A single bedroom with large window overlooking rear garden. Single panel radiator.

Shower Room
Fitted with shower tray inset into fully tiled recess with Mira Sport electric shower and extractor fan.

Family Bathroom
Fitted with low flush WC, pedestal wash basin, heated towel rail and shaver socket. Plastic panelled bath in tiled surround with chrome mixer tap and hand held shower attachment.

Outside
The property enjoys a secluded position set back from the public highway. There is a large sweeping driveway leading to a parking area sufficient for a number of cars. Either side of the driveway are areas laid to grass edged by mature hedging. To the side of the property is a single garage. To the rear of the property is a large area laid to grass with some floral borders. There is a further enclosed orchard with a number of fruit trees and an old timber summerhouse.

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

Broadband
Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Coverage
Mobile Phone To check the Mobile Phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

Council Tax
Council Tax Band F payable £3,266.60 per annum 2026/2027

Local Authority
Babergh and Mid Suffolk District Councils Endeavour House 8 Russell Road Ipswich IP1 2BX

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.

13th November 2026

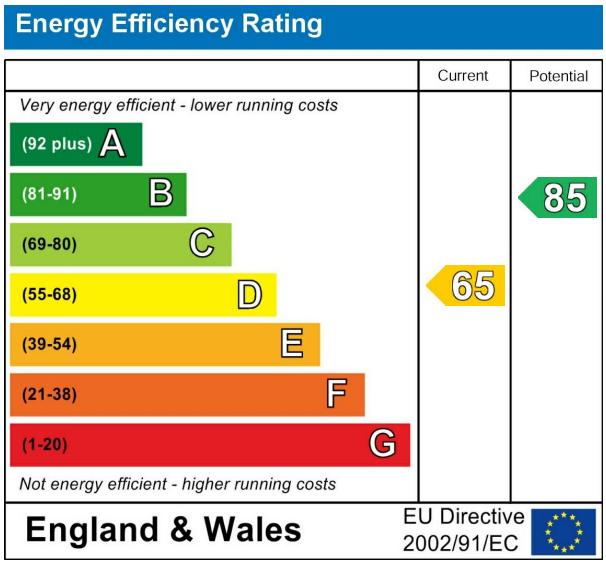


Directions

Heading South on the A134 from Bury St Edmunds to Sudbury, pass through Sicklesmere and Bradfield Combust. Pass the Left turn to Lavenham and take the next right to Lawshall. Proceed through Lawshall Green and the village of Lawshall itself, heading towards Harrow Green. On entering Harrow Green, the property will be found on the left hand side almost opposite a public bench. For those using the What3Words app: ///gravy.honey.outfitter







Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call

www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1
rightmove find your happy
OnTheMarket.com
facebook
RICS
arla propertymark PROTECTED