

Pond Cottage is a charming Grade II listed three-bedroom detached cottage set within established gardens, situated in a quiet rural position near Stoke-by-Nayland.



RENT

£ 1,400 PCM

Ref: Estates / EM

Address

Pond Cottage
Withermarsh Green
Stoke-by-Nayland
Colchester
CO6 4TD



Kitchen, living room and ground floor bathroom, together with three bedrooms. The property is set within enclosed gardens surrounding the cottage.

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

Pond 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

Pond Cottage is a well-presented, recently renovated Grade II listed detached cottage arranged over two floors, offering well-balanced accommodation suited to modern family living.

The property is accessed via the front door into an entrance foyer, leading through to the principal ground floor rooms. The living room is a well-proportioned reception room, featuring an ornamental fireplace forming a focal point and benefiting from a good degree of natural light, with views over the surrounding countryside.

The kitchen is fitted with a range of base and eye level units, with space for appliances and room for informal dining, and enjoys a pleasant outlook over the garden. A useful pantry is situated off the kitchen, providing additional storage, together with access to the outside. A ground floor bathroom is also located off the rear entrance hall.

Stairs rise to the first floor landing, with doors leading to three bedrooms, all enjoying views over the surrounding gardens and countryside. The first floor also benefits from useful eaves storage, accessed via the principal bedroom.

Gardens

Pond Cottage is set within enclosed gardens, which are predominantly laid to lawn with established beds and planting areas. The gardens wrap around the property and include a greenhouse, together with a number of useful outbuildings providing storage.

A small pond is situated within the garden, adding to the overall character of the setting. A hardstanding area to the rear of the property provides off-road parking for two vehicles, together with a separate garage providing additional storage.

The overall plot provides a good balance of lawn and planted areas, offering a pleasant outdoor space.





Viewing Strictly by appointment with the agent.

Services Mains electricity, 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>

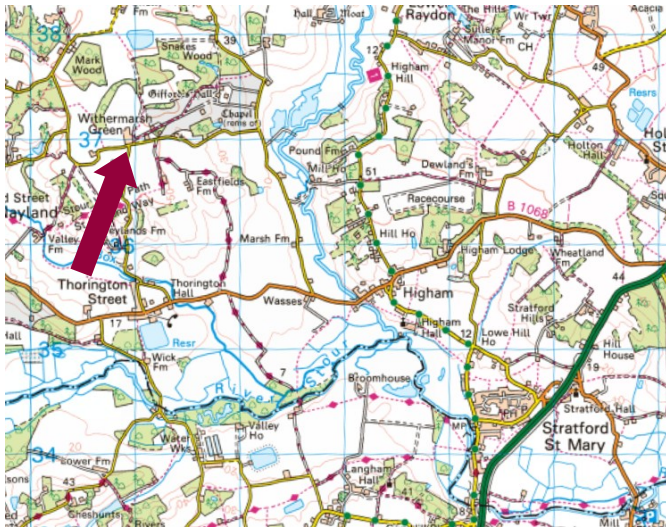
Council Tax Band E; £2,662.40 payable per annum 2026/2027

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.

May 2026

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 67 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 onto the B1068, crossing Higham Bridge, then take the next right onto Marsh Road. Continue on Marsh Road for approximately 1 mile, then turn left onto Chapel Lane. Proceed for a further 1 mile, where the property will be found on the right-hand side.

What3Words: ///cuddled.persuade.blubber



Pond Cottage, Withermarsh Green, Stoke-by-Nayland, Colchester, CO6 4TD

Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft

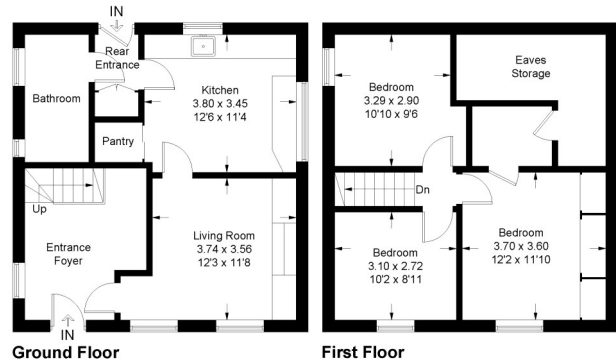


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtats.co © (01254087)



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