Chartered Surveyors / Estate Agents

Clarke & Simpson

A spacious unfurnished four bedroom house in a picturesque position within the village of Monks Eleigh. Wonderful rear garden fronting the River Brett.

Rent: £1,450 PCM

Ref: R1315

The Street
Monks Eleigh
Ipswich
IP7 7AU



A spacious unfurnished four bedroom house in a picturesque position within the village.
Entrance hall, cloakroom, sitting room, dining room, study, kitchen and boiler/utility cupboard.
Master with en-suite bathroom, three further bedrooms and family bathroom
Driveway with double garage, enclosed mature gardens with river to the bottom

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

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Location

Monks Eleigh is a pretty Suffolk village with community shop/post office, public house/restaurant and a primary school. The market town of Hadleigh is approximately six miles away offering a wide range of amenities and facilities and in addition Sudbury, Ipswich and Colchester are within easy reach. There are main line rail links with London's Liverpool Street Station.

The Accommodation

Ground Floor

A pleasant covered area leads to the hardwood front door through to

Main Hallway

An exceedingly spacious and well proportioned room with additional seating/study area measuring (2.79m x 3.62m) with stairs off.

Further doors off the main hallway give access to

Sitting Room 24'6" x 14'6" (7.48 x 4.41)

A well proportioned and impressive room with window overlooking the front and double French doors with views over the garden to the river at the bottom. Further double French doors to the dining room and with wood surround open fire, complete with terracotta hearth and two twin panel radiators.

The double French doors lead to the dining room which can also be accessed from the main hallway.

Dining Room 14'2" x 12'11" (4.32 x 3.94)

With views over the garden to the river and a further door off to the kitchen which is also accessed from the main hallway.

Kitchen 14'2" x 9'11" (4.32 x 3.03)

Incorporating a good range of base and eye level kitchen units. Stainless steel one and a half sink unit, space for cooker, space and plumbing for washing machine and room for fridge/freezer. Glazed door off the kitchen to

Back Lobby

With door to the boiler room and also to the garden.

Study 11'4" x 17'5" (3.45 x 5.31)

A pleasant triple aspect room converted from the former garage with good range of shelving.





Cloakroom
With low flush WC in avocado with white wash hand basin.

Stairs lead off the hallway to first floor landing

First Floor

Airing cupboard
With fully lagged tank and wooden slatted shelving.

Bedroom Two 9'0" x 11'0" (2.75 x 3.35)
A well proportioned room with views over garden to the river and mature trees beyond.

Bedroom Three 14'3" x 12'4" (4.34 x 3.76)
A light room with TV aerial lead in and with views over the rear garden to the river.

Bedroom Four 9'8" x 14'1" (2.95 x 4.29)
With views over the front garden and to the attractive street line of Monks Eleigh.

Family Bathroom
With three piece suite in pink comprising pedestal wash basin, panelled bath and low flush WC.

Large landing hanging cupboard complete with







Bedroom One 16'2" x 11'0" (4.93 x 3.35)
With views over the garden to the river and with door to

En-Suite Bathroom
With suite in pink comprising panelled bath, low flush WC and vanity wash basin unit with cupboards under. Shower over the bath.

Outside
A brick wall separates the garden of The Rectory from the public highway and is accessed by a five bar gate to a shingled parking area.

There is some lawn with mature trees and shrubs to the front. The bulk of the garden is to the rear with a very pleasant glazed terrace adjoining the rear of the house and then steps down to the remainder of the garden which comprises some mature beds which are generally somewhat unkempt and lawn areas leading down to the pleasant river vista at the bottom. There is a large double garage with up and over doors.

Services
Services Mains water, drainage and electricity connected. 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 coverage
To check the Mobile Phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

Council Tax
Band G. £3,865.43 payable 2026/2027

Local Authority
Babergh District Council 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 rental of £1,450 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.

23rd November 2026



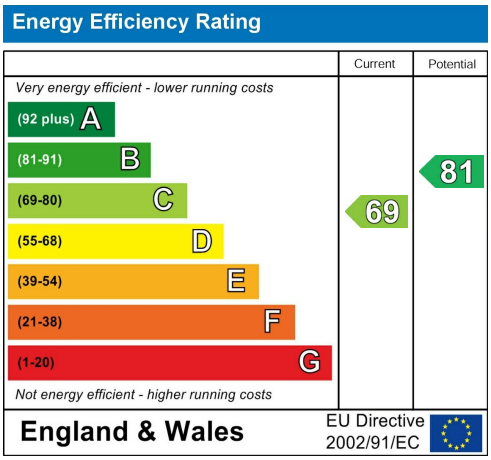
Directions

Heading West on the A14 leave at junction 55 (Copdock Roundabout). Take the 3rd exit onto the A1214 towards Ipswich and continue over the next roundabout. At the traffic lights turn left onto the A1071 signposted Hadeligh. Continue on the A1071 through the village of Hintlesham. On the outskirts of Hadleigh turn right onto the A1141 signposted Lavenham and Kersey. Proceed into the village of Monks Eleigh passing Corncraft on your right hand side. Continue for approximately half a mile and the property is situated on the left in The Street. When using the what3words app// dazzling.barstool.ozone









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