

A unique opportunity to rent a newly built, spacious and beautifully presented five bedroom detached property enjoying a delightful rural position on the outskirts of Stradbroke

Rent £1,600 p.c.m
Ref: R2025/H

3 Horham View
Valley Farm
Stradbroke
Suffolk
IP21 5NU



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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Location

3 Horham View is situated in a delightful rural position, on a small bespoke development conveniently located on the edge of the village of Stradbroke.

Stradbroke offers a good range of local shops and services including a bakery, a butchers, two dining pubs, a medical centre, village hall, children's play areas, hairdressing salon, library, Church of England VC Primary School and Stradbroke High School. The historical and imposing All Saints Church, with its 15th century tower, is located in the heart of the village. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, football clubs and bowls club.

The South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies about 10½ miles to the north-east and from here there are direct trains to Norwich and London's Liverpool Street station. The historic market town of Framlingham with its medieval castle is approximately 9½ miles, offering further shops and services. The Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 20 miles to the east. The county town of Ipswich lies about 23 miles to the south, and Norwich is about 25 miles to the north.

The Accommodation

Ground Floor

Entering through a partially glazed door into

Entrance Hallway

With large fitted cupboard housing the underfloor heating pipework and doors off to

Sitting Room 16'9 x 12'3 (5.1m x 3.7m)

A spacious and light room with central brick fireplace housing a multi-fuel stove. Window with outlook to the front and Bi-fold doors leading out to the terrace and garden. TV aerial socket.

Kitchen / Dining Room 24'8 x 10'9 (7.5m x 3.3m)

An excellent size room with adequate space for good size dining table and chairs, with Bi-fold doors leading out to the terrace. Fitted with a good range of base and eye level kitchen units with work surface over inset with a one and a half bowl stainless steel sink. Integrated double electric oven. Four ring Induction hob with extractor hood above. Integrated dishwasher. Space for fridge freezer. TV aerial socket.

Utility Room

Fitted with base and eye level kitchen units with worksurface over inset with a single bowl single drainer stainless steel sink. Space and plumbing for washing machine and tumble dryer. Door leading out the to rear terrace and garden.



Doors off the main hallway lead to

Bedroom One 9'9 x 9'2 (2.97m x 2.79m)

West. A small double bedroom with window to the front, TV aerial socket and door to fitted cupboard.

Bedroom Two 12'7 x 9'2 (3.84m x 2.79m)

West. A good size double bedroom with large window to the front and TV aerial socket.

Bedroom Three 14'7 x 9'2 (4.44m x 2.79m)

West. An excellent size double bedroom with large window to the front, TV aerial socket and door to

En-suite Shower Room

Fitted with low flush WC, wash hand basin with vanity cupboard below and large shower cubicle with shower unit and rainfall style head. Shaver socket and heated towel rail.

Bedroom Four 14'7 13'6 (4.44m x 4.11m)

East. A superb L-shaped double bedroom with window and outlook over the rear garden. TV aerial socket and door to

En-suite Bathroom

Fitted with low flush WC, wash hand basin with vanity cupboard below and wooden panel bath with separate shower unit above and rainfall style head. Shaver socket and heated towel rail.

Family Bathroom

Fitted with low flush WC, wash hand basin with vanity cupboard below and wooden panel bath with separate shower unit above and rainfall style head. Shaver socket and heated towel rail.

Bedroom Five 11'4 x 9'5 (3.45m x 2.87m)

East. A further good size double bedroom with window overlooking the rear garden and TV aerial socket.

Outside

3 Horham View is situated in an excellent rural position on the outskirts of Stradbroke and accessed via the main drive to Valley Farm. There is a substantial parking area with space for a number of cars. The property is surrounded on all sides by a paved pathway and with a delightful terrace, accessed from the sitting room and kitchen. There is a large garden, mainly laid to grass and partly enclosed with wonderful rural views.

Important Note: Additional nearby garaging will be available by separate negotiation with the Landlord/Agent.



Services Mains electricity and water connected. Underfloor heating. Private drainage.

Council Tax Awaiting assessment.

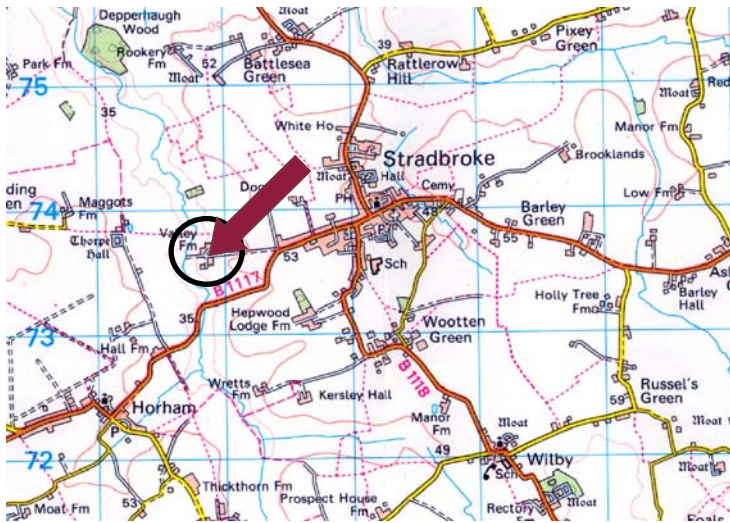
Local Authority Mid Suffolk District Council.

Viewing Strictly by appointment with the agent.

Covid-19 – No more than two related viewers will be admitted to the property and assurances must be provided that neither party has Covid-19 symptoms. Viewers must bring with them appropriate PPE (mask) and sanitise accordingly.

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 2021



Directions

From Framlingham, head north along the B1116 into the village of Dennington. At the T junction with the A1120, turn right and then almost immediately left back onto the B1116. Continue on this road for approximately five miles (it then becomes the B1117 - do not turn right towards Fressingfield and Harleston) and you will enter Stradbroke. Continue through the village towards Horham and the driveway to Valley Farm and Horham View Barns is situated on the right hand side. Follow the drive and bear left into Horham View Barns.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

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