

A superb five bedroom detached property situated in a stunning rural position, close to the desirable village of Orford

Rent £1,500 p.c.m
Ref: R1930

The Gedgrave Broom
Gedgrave
Woodbridge
Suffolk
IP12 2BX



To let unfurnished on an Assured Shorthold Tenancy for an initial term of 12 months (with a view to extending).

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Location

The Gedgrave Broom is situated in a most idyllic position, hidden down a mile long track, surrounded by forest and overlooking water meadows. The author, John Seymour, wrote his classic book 'The Fat of the Land' whilst living at the property and which inspired the TV series 'The Good Life' - it will be clear where the inspiration came from.

The property is situated around one mile from the village of Orford and which is considered one of East Suffolk's most desirable destinations. The village has much to offer in terms of shops, cafes, pubs and restaurants. The village also boasts the Pump Street Bakery, which was a finalist in the BBC Food and Farming Awards, and Butley Orford Oysterage which is run by the Pinney family. There are various pubs including The King's Head, the Jolly Sailor and The Crown and Castle. The village has a distinctive twelfth century castle and in addition is St Bartholomew's Church. There is sailing on the Ore River and dining cruises on the Lady Florence.

The property is within the heart of Suffolk's Heritage Coast Area of Outstanding Natural Beauty, with easy access to other popular coastal centres such as Aldeburg and Snape. The popular market town of Woodbridge lies about ten miles to the west where there are excellent shops, restaurants, leisure facilities as well as popular schools in both the state and private sector. Woodbridge also has a railway station with connecting trains via Ipswich to London's Liverpool Street Station, which take just over the hour.

The Accommodation

Ground Floor

Entering through a partially glazed wooden door into

Entrance Hallway

With stairs off to the first floor, double panel radiator, night storage heater and under stairs storage area.

A door leads through to the

Kitchen 13'8 x 7'11 (4.17m x 2.41m)

North-East. Newly fitted with a good range of base and eye level kitchen units with wood effect worksurface over inset with a one and a half bowl, single drainer, stainless steel sink with mixer tap. Integral Indesit double electric oven. Cooke and Lewis four ring ceramic hob with extractor hood above. Space and plumbing for dishwasher and double panel radiator.

A door and steps down lead to the

Utility Area

Fitted with butler style sink and section of worksurface with space and plumbing below for washing machine. Wall mounted fuse board and electricity meter and sliding door to the

Cloakroom

Fitted with low flush WC.

A door off the kitchen gives access to a

Pantry Cupboard

Providing excellent additional storage space, wall mounted cupboards and housing the Grant oil fired boiler with heating and hot water controls.



A further door off the kitchen gives access to the

Dining Room 16'7 x 13'10 (5.06m x 4.22m)

South-West. A spacious and light room with feature window and door providing access to the front. Two double panel radiators, night storage heater and telephone socket.

Doors lead to a walk-through/cupboard, housing the hot water cylinder and timer controls and further door leading through to the sitting room.

A further door from the dining room gives access to an inner hallway and with door off to the

Sitting Room 16'8 (max) x 13'11 (max) (5.08m x 4.24m)

South-West. A spacious room with central brick surround open fireplace with wooden mantel over, feature window providing views over the front garden and countryside beyond. Door giving access to the front, two double panel radiators and door back to the entrance hallway.



A from the sitting room gives access to the

Rear Hallway

With doors off to

Bedroom Four 10'4 x 9'11 (3.15m x 3.02m)

North-East. A double bedroom with window to the rear and double panel radiator.

Bedroom Five 11'10 x 10'5 (max) (3.60m x 3.18m)

South-West. A good size double bedroom with feature window overlooking the front garden and double panel radiator.

Bathroom One

Fitted with low flush WC, pedestal wash basin and wooden panelled bath with mixer tap and shower attachment over. Heated towel rail, double panel radiator, shaver light and socket.



Stairs from the entrance hallway lead up to the

First Floor

Landing

With two double panel radiators, two night storage heaters and doors leading off to

Bedroom One 14'1 x 8'7 (4.29m x 2.62m)

South-West. A double bedroom with feature window providing views across the countryside and double panel radiator.

Bedroom Two 14' x 8'3 (4.27m x 2.52m)

South-West. A smaller double bedroom with feature window and double panel radiator.

Bedroom Three 9'11 x 8' (3.22m x 2.44m)

South-West. A single bedroom with large feature window and double panel radiator.

Bathroom Two

Fitted with low flush WC, pedestal wash basin and wooden panelled bath with taps over. Double panel radiator, fan heater, shaver light and socket.

Shower Room

Fitted with low flush WC, wall mounted wash hand basin and shower cubicle with Mira shower unit. Double panel radiator, fan heater, heated towel rail, shaver light and socket.





Outside

The Gedgrave Broom is situated in a superb rural position surrounded by approximately an acre of garden and set on the edge of a forest on Suffolk's Heritage Coast, with views across the water meadows. The property is accessed via a private track and with a defined area of garden enclosed by post and wire fencing.

The garden is mainly laid to grass and interspersed with mature trees and shrubs. There is a brick outbuilding, divided into two parts with a storage area housing the mains water pump and the other end a superb and spacious office area / party room measuring 33'7 x 14'11 (10.23m x 4.55m) and with power and light connected.



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

Council Tax Band E £2,027.98 payable 2018/2019

Local Authority Suffolk Coastal District Council

Application Fee £225 plus VAT

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.

January 2019



Directions

Head south out of Framlingham along the B1116 and continue for approximately four miles. Continue straight over the roundabout onto the B1078, passing over the A12 and continue for approximately five miles. Turn left onto the B1084 following the signs to Orford. Shortly before entering the village of Orford, turn right onto a track (immediately after the 40mph sign). Continue along the track for approximately one mile and having passed a telephone mast on the right hand side there will be a sharp left hand, at this point turn right into the wood and keep right, then continue straight. The property will be found down a hill at the end of the track.

Energy Performance Certificate



The Gedgrave Broom, Gedgrave, WOODBRIDGE, IP12 2BX

Dwelling type: Detached house
Date of assessment: 26 April 2018
Reference number: 8708-6724-8410-1866-3926
Type of assessment: RdSAP, existing dwelling
Total floor area: 158 m²

Use this document to:

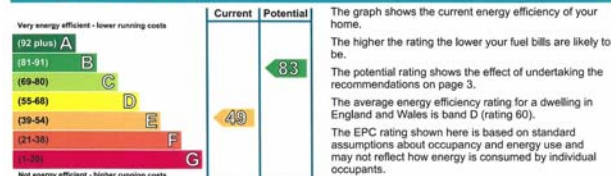
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,029
Over 3 years you could save	£ 1,536

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 459 over 3 years	£ 288 over 3 years	You could save £ 1,536 over 3 years
Heating	£ 3,204 over 3 years	£ 1,836 over 3 years	
Hot Water	£ 366 over 3 years	£ 369 over 3 years	
Totals	£ 4,029	£ 2,493	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 624
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 261
3 Draught proofing	£80 - £120	£ 147

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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