



**Detached: Coddendam**

**Monthly £1,995**

## CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

A unique house of about 3,518 sq ft (327 sq m) occupying a very private location with views of historic parkland within the exclusive Old Hall Estate.

## DETAILS

### LOCATION

The property is situated in the heart of the Old Hall Estate approximately 1.4 miles south west of Coddendam village and about 3 miles from the A14 and A140. Ipswich is about 6 miles to the east which provides extensive shopping and recreational facilities as well as a fast and frequent train service to London Liverpool Street in about 70 minutes.

### THE PROPERTY

The house offers spacious two storey accommodation designed to maximise the enjoyment from the parkland views and comprises:

- Large Kitchen/Breakfast Room
- Four Bedrooms

- **Two Reception Rooms**
- **Three Bath/Shower Rooms**
- **Two Utility Rooms**

Please see the Floor Plan for further details.

### **EXTERNALLY**

The Vista sits in extensive gardens and grounds extending to about 3.86 acres (1.56 ha) with ornamental pond, sun terrace, and log cabin. There is a single garage and ample parking.

A Site Plan is attached.

## **LEGAL**

### **NOTICE**

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### **RENT**

£1,995 pcm (to include maintenance of ornamental pond).

### **SERVICES**

We understand that mains water and electricity are connected. There is oil fired central heating and private drainage.

### **EPC**

The property is classed as Band E.

### **TERMS**

The property is to be let on a minimum 12 month Assured Shorthold Tenancy. A two month deposit is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

### **REFERENCES**

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. There will be a charge of Â£150 per application payable by the tenant. Referencing will include credit checks and all character and employer references.

### **DIRECTIONS**

Access is via the main Estate entrance leading from Sandy Lane just south of Coddendam. Once on the Estate, please follow signs to The Vista.

Please refer to the Location Plan.

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**Whirledge  
&Nott**

Land • Property • Development

The Vista, Coddendam  
 Approx. Gross Internal Floor Area - 3518 Sq ft / 327 Sq M

