

An impressive three double bedroom bungalow with grounds of nearly half an acre, occupying a wonderful location on the outskirts of the village, in close proximity to the Heritage Coast.

Guide Price
£545,000 Freehold

Ref: P6723/J

Oaklea
25 Hawthorn Close
Knodishall
Saxmundham
Suffolk IP17 1XW



Entrance porch, entrance hall, 19'0 sitting room, kitchen/dining room and utility room.

Master bedroom with en-suite shower room.

Two further double bedrooms and bathroom.

Driveway and garage.

Well stocked mature gardens.

Approximately 0.45 acres (0.18 hectares) in all.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Oaklea will be found on the outskirts of the popular and accessible village of Knodishall. The village itself is well regarded and benefits from a shop, garage, public house and primary school. Secondary schooling is available in the neighbouring town of Leiston, where there is also a Co-operative supermarket and cinema, and Saxmundham, about 4 miles to the east, where further facilities include Waitrose and Tesco supermarkets, and rail services to Ipswich with some direct trains through to London's Liverpool Street station. The county town of Ipswich lies about 22 miles to the south-west. The Heritage Coast is just 3 miles from the property, with the popular coastal towns of Thorpeness, Aldeburgh and Southwold all within easy reach.

Description

Oaklea comprises a light and spacious three double bedroom bungalow that occupies a wonderfully quiet position on the edge of the village of Knodishall. The accommodation is extremely generous, with all the rooms being of good proportions. In addition, the current owner extended the Kitchen to create a spacious Kitchen/Dining Room in a Conservatory design, providing delightful 'panoramic' views of the rear garden.

The property is believed to date from the mid-1980s and benefits from an exceedingly generous plot of nearly half an acre, with the gardens offering a wide variety of established specimen flowers, shrubs and trees. The rear garden faces almost due south and, therefore, benefits from the sun throughout the day. In all, Oaklea extends to approximately 0.45 acres (0.18 hectares).



The Bungalow

A UPVC front door opens into the

Entrance Porch

With full height windows providing a good amount of light and overlooking the driveway. Part glazed door through to the

Entrance Hall

A spacious area for receiving guests. Door to **Airing Cupboard**. Built-in shelved storage cupboards, radiators, telephone point, access to roof space, wall light points, and doors off to the



Sitting Room 19'0 x 14'6 (5.79m x 4.42m)

An impressive reception room with bay-style window overlooking the front driveway and garden, together with fully glazed sliding patio doors providing good views of and access to the rear garden. The focal point of the room is the brick fireplace containing the Gazco coal-effect gas burning stove, set on a raised tiled hearth. Shelves, radiators and TV point.



Kitchen/Dining Room 11'4 x 11'0 (3.45m x 3.35m) plus 19'2 x 12'0 (5.84m x 3.66m)

Extended by the current owner to create an extremely light and spacious multi-functional room. The Kitchen Area is well fitted with a good range of cupboard and drawer units with granite-effect work surface over incorporating a double sink with mixer tap and drainer. There is also a recess and plumbing for a dishwasher, and a recess for a freestanding cooker. In addition there is a gas-fired double-hob Aga. The Dining Area was built in a Conservatory style and overlooks the patio and gardens, with doors providing access. Off the Kitchen/Dining Room is the





Utility Room

With fitted shelving, plumbing and waste connection for a washing machine, and floor-standing Thermecon oil-fired boiler.

Further doors from the entrance hall provide access to

Bedroom One 15'0 x 15'0 (4.57m x 4.57m)

An extremely generous double bedroom with fully glazed door and window providing plenty of light and access to the rear garden. Range of fitted wardrobe cupboards, TV point and radiator. Door to



En-Suite Shower Room

With fully tiled shower enclosure containing the Bristan electric mixer shower. WC and pedestal wash basin. Spotlighting, extractor fan, radiator and electrically heated towel rail.

Bedroom Two 12'5 x 11'0 (3.78m x 3.35m)

A good-sized double bedroom with bay-style window on the front elevation overlooking the driveway and garden. Fitted wardrobe cupboards, TV point and radiator.



Bathroom

Fitted with Jacuzzi-style bath in tiled surround, tiled shower enclosure, WC and mounted wash basin. Radiator and recessed spotlighting.



Bedroom Three 14'0 x 10'11 (4.27m x 3.33m)

Another good-sized double bedroom with window on the rear elevation overlooking the garden. Radiator.

Outside

Oaklea occupies a wonderful position within Hawthorn Close, approached via a private shared driveway from which a five-bar gate opens onto the parking and turning area to the front of the property. From here there is direct access to the **Garage** (19'0 x 19'0), which has an up-and-over door, power and light connected, and a personnel door to the rear.

The driveway is flanked by gardens that comprise well stocked borders containing a variety of mature specimen shrubs and trees, together with a central area that is laid to grass.

A gateway beside the driveway provides access to the rear. Wonderfully quiet and private, the rear garden faces almost due south and, therefore, enjoys the sun throughout the day. The rear garden comprises a patio area that immediately adjoins the rear of Oaklea, and this can be accessed from the Kitchen/Dining Room and Sitting Room. Beyond the patio is a garden which comprises a central area laid to lawn that is enclosed within meandering well-stocked borders that contain a number of mature specimen flowers, shrubs and trees. The rear garden also backs onto a footpath, with a gate providing direct access.

The western part of the garden contains a useful timber-framed store shed, a former dog kennel, greenhouse and composting area. In all, Oaklea's plot extends to approximately 0.45 acres (0.18 hectares).

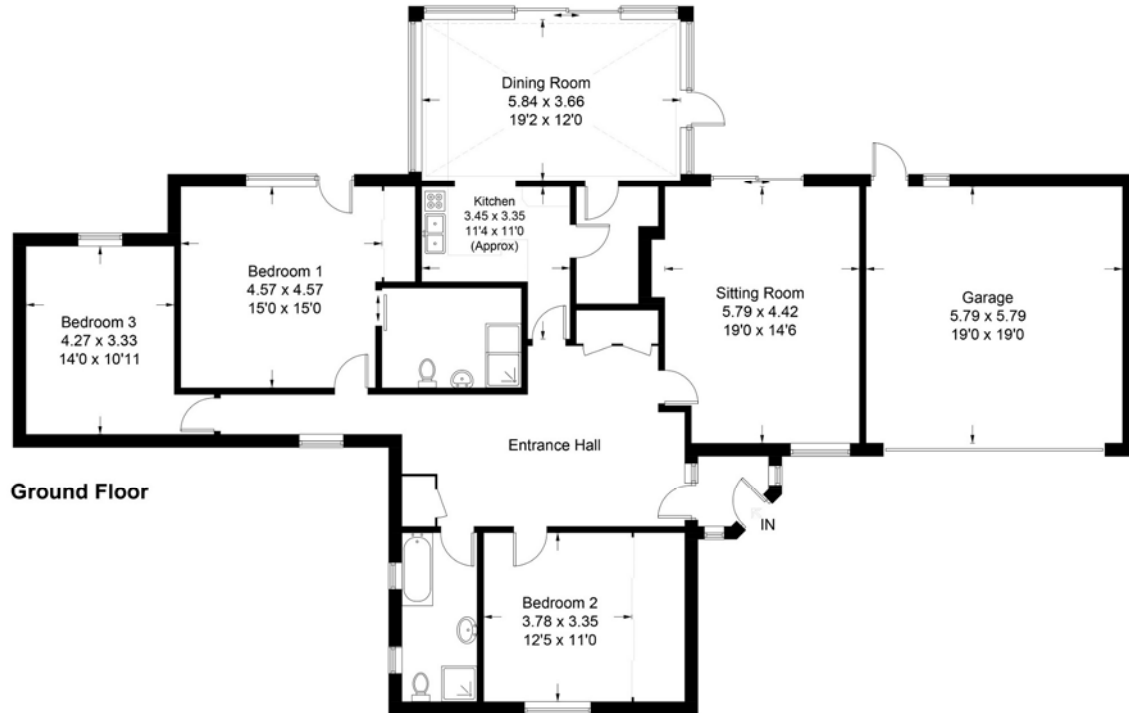


Site Plan (Indicative Only)



25 Hawthorn Close, Knodishall

Approximate Gross Internal Area = 166.3 sq m / 1790 sq ft
Garage = 33.8 sq m / 364 sq ft
Total = 200.1 sq m / 2154 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent. Please follow current Covid-19 guidelines.

Services Mains water, electricity and drainage connected. Oil-fired boiler serving the central heating and hot water system. Mains gas serving the Aga and sitting room fire. Photovoltaic panels supplementing the electricity usage.

Council Tax Band E; £2,274.16 payable per annum 2021/2022.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

EPC Rating D (Copy available on request via email from the agents.)

NOTES

1. 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. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. Part of the field to the south is earmarked to accommodate proposed underground electricity cables from Scottish Power and National Grid off-shore wind farms. Further information is available from the selling agent.
4. Prospective purchases should note that the adjacent land to the north-east has an historic planning permission for the construction of 8 dwellings. Current planning application DC/21/3576 refers. Further information is available from the Agents on request.

October 2021



Directions

From the A12, proceed towards Aldeburgh on the A1094, heading through Snape and turning left onto the B1069 where signposted to Leiston, Knodishall and Thorpeness. Continue into the village of Knodishall, taking the turning on the right onto Judith Avenue. Continue along Judith Avenue for approximately half a mile and take the turning on the right into Hawthorn Close. Where Hawthorn Close bears right, turn left, where the entrance to Oaklea will be found on the right.



Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.