



'Wonderful Well Connected Home'
Oakley, Suffolk | IP21 4AR

WELCOME



This wonderful, detached family home is set on a large plot on the edge of a desirable village location. The property has four bedrooms, two ensuites and a fantastic garden office. Set within a generous plot of around an acre (stms), this house balances the charm of rural living with the convenience of easy town and city connections.







- Charming Detached House
- Fabulous panoramic Views All Round
- Four Double Bedrooms
- Two En Suite and Family Bathroom
- Garden Office/Guest Bedroom with Shower Room
- Spacious Sitting Room
- Dining Room and Wonderful Study with Fitted Bookcases
- Light and Airy Kitchen Breakfast Room
- Utility Room and Cloakroom
- Around An Acre (stms)

Seclusion, space, and tranquillity come together in this village gem set in the pleasant Suffolk village of Oakley, a stone's throw from the beautiful Waveney Valley. This adored family home is perfectly arranged for connected, yet independent living, with the flow of the property well suited to a multi-generational set-up. "The house allows us to spend time together and feel connected as a family yet at the same time offers the space and layout to enjoy our own freedom."

Nestled in a well-established plot approaching one acre, the grounds of the property border farmland which provide far-reaching panoramic views. Located in a rural area, the house is exceptionally well connected to major transport routes - "We are very well-connected here, with easy access to the A140 and A143. Diss is only an eight-minute drive away and we are at the epicentre of connectivity - with Norwich, Ipswich and Bury St Edmunds each 45 minutes by car, and also well served by the train service connecting Norwich to London. Southwold and Aldeburgh, on the Suffolk coast are both less than an hour away, meaning a day at the beach can easily be achieved."

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The house has been designed with a pleasing flow and feels both spacious and welcoming. The large kitchen breakfast room is a fantastic space and feels like the real heart of the home. Light and airy, with floor to ceiling windows and a skylight, the glass door opens to the patio, making it perfect for entertaining family and friends, allowing visiting guests to spill out onto the patio on warmer days.

The kitchen is fitted with a range of attractive wall and base units with Corian worktops. Slate flooring runs from the entry way throughout the kitchen and dining area, with a woodburning stove creating a cosy focal point to the room. A door from the kitchen leads to the first of two reception rooms. This double aspect room is split into a snug, with the large western facing window overlooking the garden and onward to farmland. The eastern end of the room used as a home office, complete with built-in bookcases. A large window in the study offers great views of the beautiful garden and surrounding fields. This room's versatility highlights the scope for multi-generational living provided by this spacious home.

The wooden floors are continued from this room into the sitting room, which features a cosy woodburning stove.

Double doors to both sides of this spacious room, as well as large windows, ensure this room is bright and welcoming, providing a relaxing and enjoyable space to unwind after a busy day.

Also to the ground floor of the property is a convenient utility room and useful cloakroom.

Upstairs are four good-sized bedrooms, all recently carpeted. The two largest bedrooms both benefit from en-suite bathrooms. All rooms have enviable views across the open, unspoilt countryside. There is also a well appointed family bathroom.

To the front of the property, a gravelled, circular driveway offers space for parking multiple cars.

The driveway leads to a multipurpose garden office and garage that provides parking for a further two vehicles. The garden office is well decorated and equipped with heating and power. There is an ensuite, with full size shower. "We have made use of this room in lots of different ways - our teenagers have enjoyed the room with their friends, we have used it as a guest room for visiting family and have also used it as a home gym." The space provides endless opportunities with uninterrupted views into the garden.



Moving into the main garden and it's easy to imagine many summer days spent enjoying the wonderful outside space. The large plot has been designed as an informal garden to blend sympathetically with the surrounding landscape. Mature trees provide shade on hotter days and a wild pond entices a range of visiting wildlife.

The property is situated in the rural Suffolk village of Oakley, which lies to the south of the River Waveney approximately three miles north-east of Eye. The neighbouring village of Hoxne is well-served, with a popular village pub, post office/shop and primary school.

For more extensive amenities, the thriving market town of Diss is an eight-minute drive and enjoys a range of facilities including restaurants, supermarkets, and a leisure centre. Diss Station has regular, direct train services into London Liverpool Street that take an hour and thirty minutes as well as regular services to the bustling city of Norwich in under than 20 minutes.





AGENTS NOTES

Tenure: Freehold

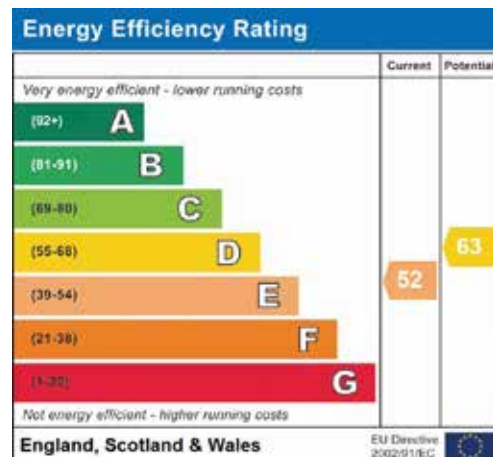
Local Authority: Mid Suffolk District Council – Band F

Services: Mains Electricity, Water, Private Drainage, OFCH.

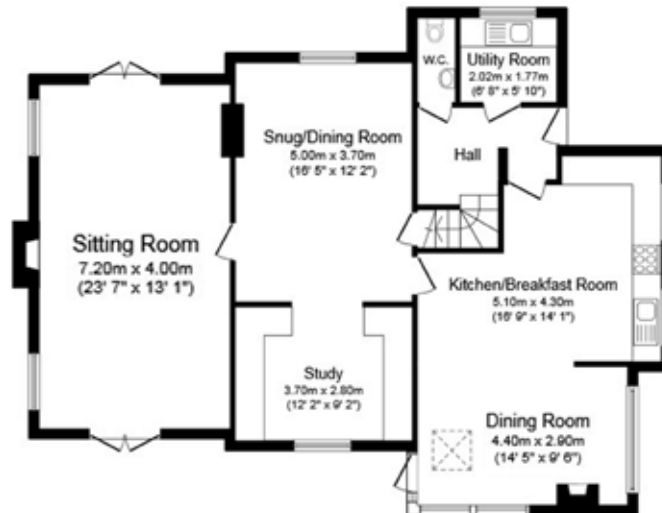
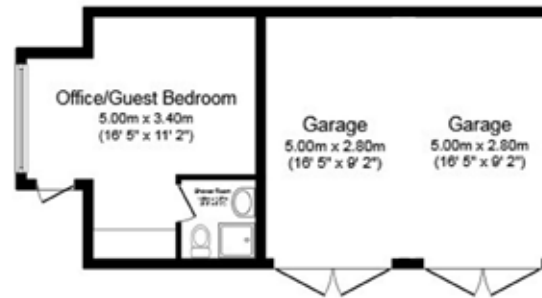
Directions:

Proceed from the market town of Diss along the A143 in the direction of Harleston. Take a right-hand turn at the Billingford windmill heading towards Hoxne. Follow the road to the T junction and take a left-hand turn. The property will be located in the right-hand side a short distance along this road.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [///contact.crawled.clustered](http://contact.crawled.clustered)

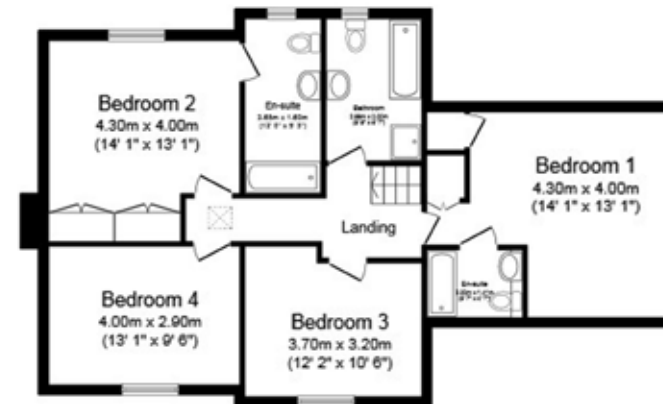


Property - DIS4380
 Approx. Internal Floor Area - 1982.7 Sq ft / 184.2 Sqm
 Approx. Internal Floor Area of Garages & Guest Room - 554.3 Sq ft / 51.5 Sqm



Ground Floor

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 Produced for Fine & Country



First Floor

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