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*The Oaks, 2 Sarsen Close,  
Halesworth, Suffolk, IP19 8JP*

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ESTATE AGENTS



The Oaks is a very spacious detached house which could offer a buyer an opportunity to provide multi generation living by converting the garage into additional living space. Situated in a private close with a large woodland garden and within walking distance of the train station and the towns facilities.

Accommodation comprises:

- Entrance lobby, large entrance hall & cloakroom
- Generous sitting room with a fireplace
- Well fitted kitchen
- Separate dining room
- Library/study
- Conservatory
- Four bedrooms
- Bathroom & en-suite shower room
- Gas central heating & Solar panels
- Large woodland gardens
- Deep front garden with large gravel driveway
- Double attached garage with electric door
- Private close
- Potential to extend
- Excellent energy rating - B



### The Property

Entering the front door takes you into an entrance lobby and then into a light and spacious hallway with a cloakroom and stairs rising to the first floor. Another door off the lobby also gives access to the attached double garage, which is fitted with an electric roller door and a personal door to the rear garden. The kitchen is well fitted with a range of cupboards and a freestanding gas cooker. Leading from the kitchen is a utility room where the gas central boiler is also housed and a door leads out to the rear garden. The spacious dining room with double doors opens into a generous sitting room with a large brick fireplace housing a wood burning stove. Sliding patio doors take you into a large conservatory which overlooks the side garden, where there is also further parking if desired.

Off the spacious first floor landing are four bedrooms, three are double bedrooms and one single. The master bedroom has a good range of built-in wardrobes and an en-suite shower room with a corner shower cubicle, hand basin and w.c. There is also a family bathroom with a bath, hand basin and w.c.



## Gardens and Grounds

The property is in Sarsen Close which is just off Holton Road. No 2 ( The Oaks ) is found at the rear and surrounded by a wonderful large garden, with high banks to the side and rear planted with mature shrubs and oak trees giving a great deal of privacy. To the front is a deep shingled driveway offering plenty of parking leading to an attached double garage having a large electric roller door. The garage roof has been fitted with solar panels which contributes to low electricity bills and an excellent energy rating - B. Subject to planning the garage could easily be converted into additional living accommodation. The large rear garden is lawned and interspersed with mature shrubs and trees with a pond, vegetable plots, garden shed and a summer house.

## Location

The property is situated in Halesworth which provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute drive away.



## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

## Services

Gas central heating. Mains water, electricity and drainage connected.

EPC Rating: B

Local Authority

East Suffolk District Council

Tax Band: E

## Agents Note

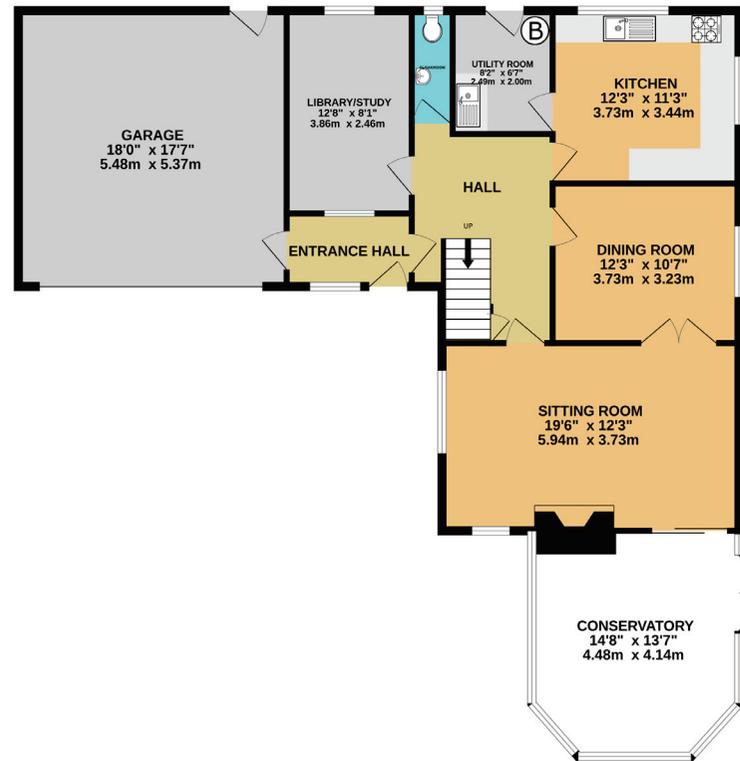
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

## Tenure

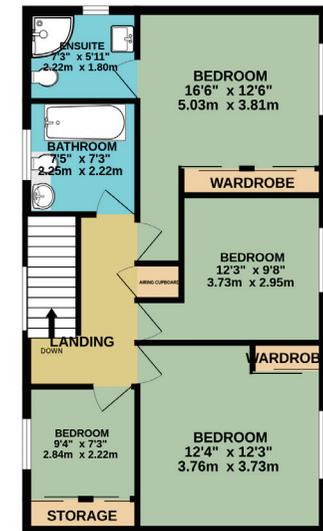
Vacant possession of the freehold will be given on completion.

**Guide Price £585,000**

GROUND FLOOR  
1335 sq.ft. (124.0 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 1993 sq.ft. (185.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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