



Little Oak  
Main Road | Shotley Gate | Suffolk | IP9 1PP

£ 800,000 Freehold Guide Price



# Little Oak

The spectacular view over the River Orwell and Felixstowe docks dominates every room at the rear of this property as well as from the fabulous garden. This unique view makes this home really special.

Little Oak is a substantial 1960s built house with five bedrooms and four reception rooms, set within one and a half acres of grounds.





### Entrance porch

A lovely light entrance with dual aspect windows and terracotta floor. Wood and glazed door opening to

### Reception Hall

A welcoming, open carpeted space with radiators, pendant lights and stairs to the first floor.

There is a huge shingle driveway and parking area spanning the full width of the front of the property, providing parking for 16/20 vehicles, ideal for constructing a garage or cart lodge. The front garden is encompassed with live hedging, mature shrubs and trees creating an inviting facade.

The brick built, covered porch has tiled floor and a courtesy light. The wood and glazed front door opens to





Doors to

### **Front Living Room**

A bay window to the front aspect with radiator under. Brick fireplace with tiled hearth housing an electric fire. Carpet and pendant light.



### **Study**

Large window to the front, radiator, pendant light and laminated wood effect floor.



### Lounge

The view from the double patio doors to the garden and river is fabulous. There is also a window to the side. Open fireplace with marble surround and hearth and wood mantel. Radiators, carpet, TV point and pendant lights.



### Dining Room

A fantastic view through the double patio doors over the garden and river. Decorative display alcoves, radiators and pendant lights. Wood effect laminated floor. Glazed door to kitchen.

## Kitchen

A lovely cream painted kitchen with fabulous view through double patio doors to the garden and river. Two additional windows to the sides. The kitchen provides ample storage in a variety of base cupboards, eye level cupboards, drawers and wine rack. Lamona one and a half bowl sink with mixer tap set in the wood effect laminate work surface with tiled splashback. Space for two fridge freezers and washing machine. Ceran range cooker with 5 electric rings and one and a half ovens with extractor over. Built in Amica dishwasher. Further dresser style display and storage. Two feature full height radiators. Cupboard housing the Boulter boiler with space for a tumble drier. Tiled floor and spotlights.

## Bathroom

Modern suite comprising WC with concealed cistern and double vanity cabinet with inset basin. Shower cubicle with power shower and glass doors. Contemporary heated radiator. Window to side. Vinyl floor, spotlights.

## Study/Box room

Window to side, radiator, pendant light and carpet.

## Cloaks cupboards

Two storage cupboards with hanging rails and shelves.

## Front bedroom

This could be utilised as a further reception room. Window to front with radiator under, two double fitted wardrobes. Pendant light and carpet.







Carpeted stairs with wooden bannisters to

**First floor Landing** with doors to

### **Family Bathroom**

Bath with shower mixer under window to the side. Concealed cistern WC with built in storage. Double vanity cabinet with inset basin. Heated towel rail. Fully tiled walls, carpet, spotlights. Huge airing cupboard with hot water cylinder.

### **Bedroom**

Window to side, carpet, radiator, central light. Secret door to large eaves storage.

### **Storage cupboard**

Huge, walk in, shelved cupboard with light and radiator.

### **Bedroom**

Window to front, plenty of space for wardrobes, carpet and radiator. Spotlights.







### **Bedroom**

Window to front, lots of space for a wardrobe, door to eaves storage. Carpet, spotlights, radiator.

### **Bedroom**

River views from the two rear windows and additional window to the side. Dressing area with lots of space for wardrobes. Door to eaves storage. Carpet, spotlights, radiator.



### **Family Bathroom**

Shower cubicle with glass door, WC with concealed cistern and incorporated storage with inset basin over. Laminated splashback and worktop. Ceiling window light, vinyl floor, radiator. Door to eaves storage and door to large shelved storage cupboard.





## Outside

The rear garden is so impressive and the large, lower section forms part of the Area of Outstanding Natural Beauty. The paved patio is the full width of the property and affords plenty of space for al fresco dining and sun loungers to admire the view of the river and docks. The garden is mainly laid to neat lawn, interspersed with curved flowerbeds with mature shrubs and trees. Live hedging forms the perimeter. There is a lovely pond with mini waterfall and adjacent seating area and the former swimming pool has cleverly been converted in to a sunken seating area. There is a fenced in vegetable garden and multiple sheds and greenhouses. An added benefit for gardeners is the outside WC.

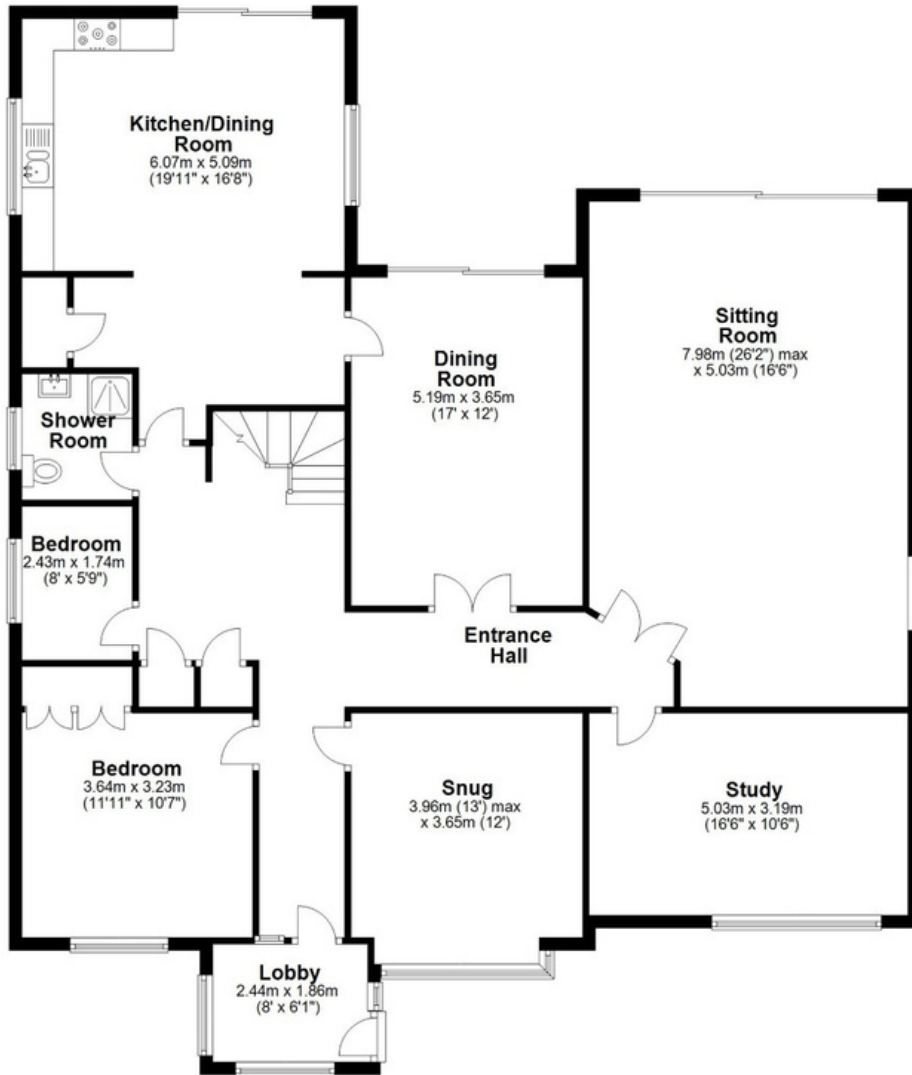
To the side of the property is are wood stores, near the double wooden gates giving access to the front.





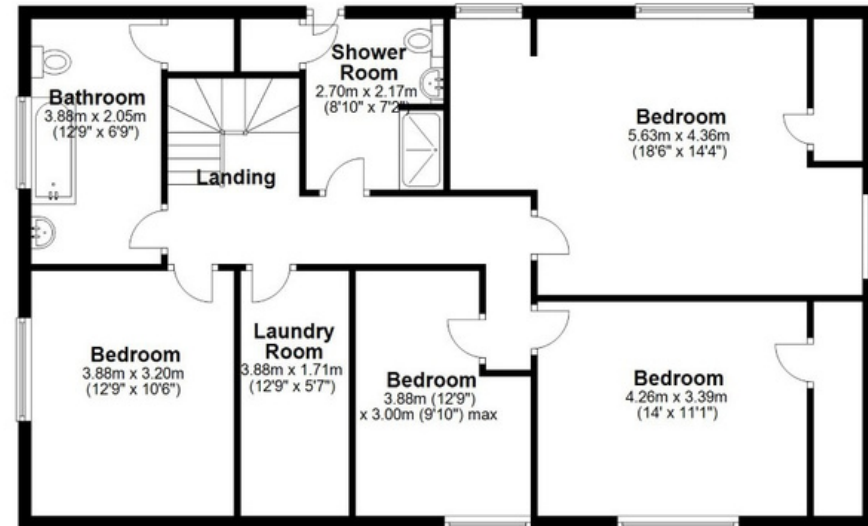


**Ground Floor**  
Approx. 176.6 sq. metres (1901.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	29 F	
1-20	G		

**First Floor**  
Approx. 103.0 sq. metres (1108.4 sq. feet)



Total area: approx. 279.6 sq. metres (3009.5 sq. feet)

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



## Services

We are advised by the vendors that mains electricity, water, and drainage are connected. The property benefits from oil-fired central heating and open fires.

## Possession

Vacant possession upon completion.

## Council Tax Band

Babergh - Band E - 2023/24 - £ 2477.60

## What Three Words

///Potential.clockwork.young

**Viewing strictly by appointment** with  
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## About The Area

Shotley Gate is located at the tip of the Shotley Peninsular which sits between two Suffolk rivers, the Orwell and the Stour, it is an unspoiled area of Suffolk with scenic views and landscapes.

This area is a sailor's paradise with both the river and Alton Water reservoir on which to sail. There are several sailing schools where beginners and experienced alike can take to the water and learn new skills.

Shotley offers residents a number of local amenities, including local shop, pubs and restaurants, local vineyard, cafe and takeaways.

There are some of the best food places in Suffolk here. Close to Ipswich at Wherstead is the Suffolk Food Hall, with amazing views of the river in either the Cookhouse restaurant or the Food Hall cafe. Further down the River Orwell is the small hamlet of Pin Mill and the Butt and Oyster pub, this is a perfect place to sit, watch the boats and enjoy some local ales.

The county town of Ipswich stands at the head of the Peninsula from where there is access to the region's main A12 and A14 dual carriageways and there are commuting rail services from Manningtree at the head of the Stour running to London Liverpool Street Station in about 60 minutes.



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