



**4 Oaklands
Leavenheath, Suffolk**

**DAVID
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4 Oaklands, Leavenheath, Colchester, Suffolk, CO6 4UH

Leavenheath is a well-regarded village on the edge of Constable Country surrounded by land designated as being of outstanding natural beauty. The strong community supports many clubs, teams, a public house and a parish church. The 270-acre Arger Fen and Spouse's Vale nature reserves is set to the rear of the property, comprising a 500-year-old ancient woodland, grassland and scrub maintained by Suffolk Wildlife Trust. The local catchment state primary school in Nayland is rated "outstanding" by Ofsted. The prestigious Stoke by Nayland golf and country club is approximately 2 miles distant. The city of Colchester with its main line rail link to London Liverpool Street station is 7 miles distant whilst the well-preserved market town of Sudbury is 7 miles distant.

A five-bedroom (one en-suite) detached property enjoying an attractive setting on a small, well-planned development located within the well-regarded Suffolk parish of Leavenheath. Offering an accommodation schedule of approximately 1,685 sq ft arranged via two floors, the property in its present form is via two distinctive ground-floor reception rooms having enjoyed a comprehensive two-storey rear extension by the current owner. Well maintained and presented throughout, the property retains notable features including UPVC double-glazed windows and doors, French doors opening to the rear gardens, a centrally positioned dining room and first-floor fifth bedroom that is ideally placed as an office/study if so required. Offering an attractive position with views across a greensward to front, the property further benefits from garaging, ample private parking and gardens to both front and rear aspects.

A five-bedroom (one en-suite) detached property offering 1,685 sq ft of accommodation arranged via two ground-floor reception rooms and further benefitting from garaging, off-street parking and private gardens, set adjacent to the Dedham Vale Area of Outstanding Natural Beauty.

Obscured panel-glazed front door opening to:

ENTRANCE HALL: With stripped wood-effect flooring throughout and archway to:

DINING ROOM: With casement window range to front, stripped wood-effect flooring, staircase off and door to useful under stair storage recess. Door to:

SITTING ROOM: An extended sitting room with French doors opening directly to the rear terrace and gardens beyond.

KITCHEN: Fitted with an extensive range of matching base and wall units with preparation surfaces over and tiling above. Stainless-steel single sink unit with vegetable drainer to side, mixer tap above and casement

window range to side. The kitchen provides space for a double oven with five-ring hob above and extraction over, American-style fridge/freezer, dishwasher and both washing machine and tumble dryer. A further range of base and wall units are set to the rear of the kitchen with tiled flooring throughout and French doors opening to the terrace and gardens. Also housing oil-fired boiler.

STOREROOM: With useful fitted shelving.

CLOAKROOM: Fitted with ceramic WC set within a gloss-fronted base unit and wash handbasin with mixer tap above.

CLOAKS STORE: With useful fitted shelving and stripped wood-effect flooring.

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First floor

LANDING: With hatch to loft and door to:

BEDROOM 1: With casement window range to rear affording views across the gardens. Folding door opening to:

EN-SUITE SHOWER ROOM: Fitted with ceramic WC, wash handbasin within a gloss-fronted base unit and separately screened shower with both mounted and hand-held chrome shower attachments. Wall-mounted heated towel radiator and obscured-glass window to side.

BEDROOM 2: With casement window range to rear.

BEDROOM 3: With casement window range to side, open-fronted fitted wardrobe with shelving.

BEDROOM 4: With casement window range to side and open fronted fitted shelving.

BEDROOM 5: With casement window range to front and door to full-height store.

FAMILY BATHROOM: Principally tiled and fitted with ceramic WC, wash handbasin within a gloss-fronted base unit and bath with both mounted and hand-held shower chrome shower attachment over. Wall-mounted heated towel radiator, obscured-glass window to front and door to linen store housing water cylinder with useful fitted shelving.

Outside

The property is approached via Oaklands with a tandem driveway providing space for approximately three vehicles, with direct access to:

GARAGE: With door to front, light and power connected and personnel door to rear.

Gated side access opens to the rear gardens which are arranged via a brick paved terrace with expanse of lawn beyond, hedge line border and raised, decked terrace. Providing hedge line border to side, fence line border to rear with a number of shrubs and mature trees.

AGENTS NOTE: The oil-fired boiler is anticipated to be replaced with an externally-sited oil-fired boiler in December 2022.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

BROADBAND SPEED: Up to 79Mbps (source Ofcom).

PHONE COVERAGE: EE and O2 (source Ofcom).

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EPC RATING: Pending F. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

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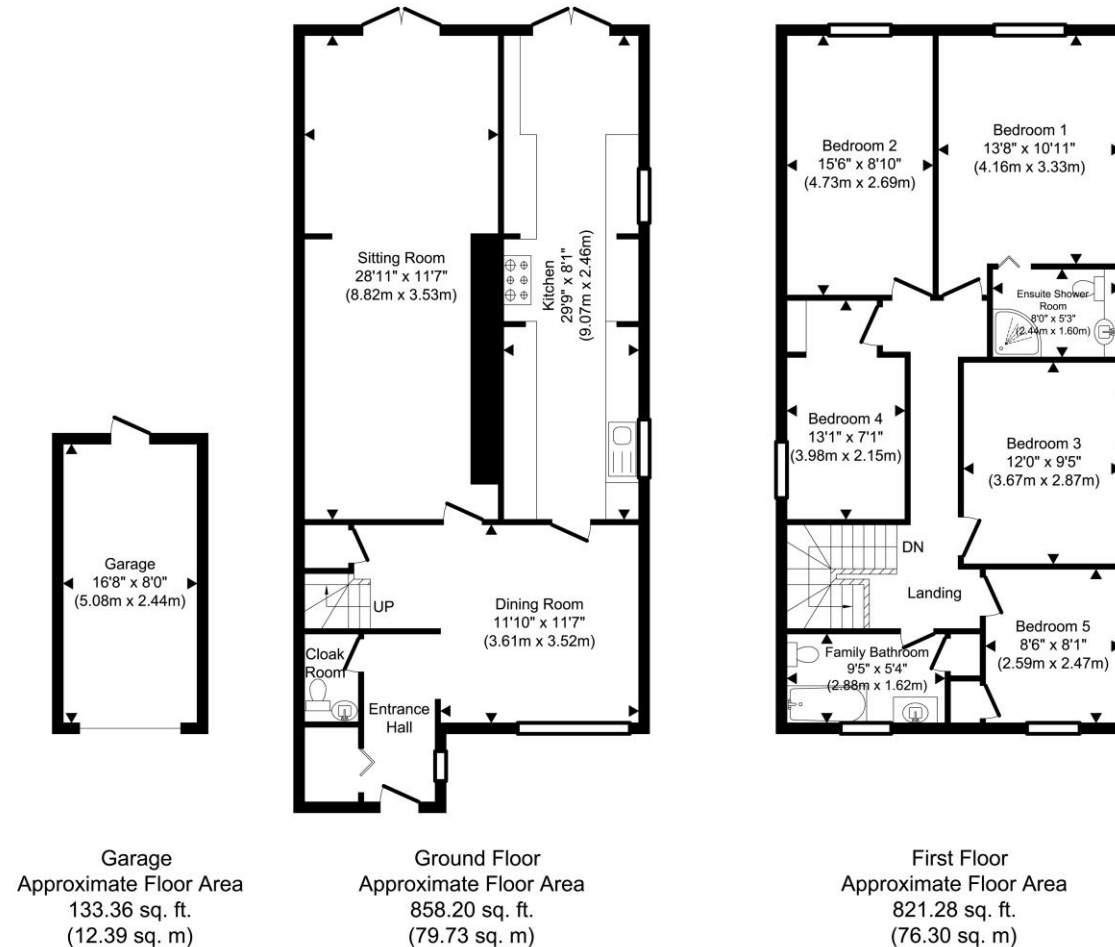
WHAT THREE WORDS: requiring.outraged.sharp

VIEWING: Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 1812.85 SQ.FT. (168.42 SQ.M.)

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