



**7 Oaklands  
Leavenheath, Suffolk**

**DAVID  
BURR**



# 7 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, community shop and a parish church. The 270-acre Arger Fen and Spouse's Vale nature reserves is set on the periphery of the village, 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 four bedroom detached property enjoying an attractive position on a small, well-planned development, tucked away immediately off Harrow Street and located within the highly regarded parish of Leavenheath. Situated on Oaklands, the property is afforded a particularly attractive south facing rear aspect and arranged via two ground floor reception room whilst offering considerable scope for further adaption and extension (subject to the necessary planning consents). Having been operating as a successful holiday let for a number of years, the property offers excellent potential as a family home within convenient reach of a network of high performing state and independent schools. Further benefits to the property include a double garage, ample private parking and established, well-screened south facing rear gardens.

## **A four bedroom detached property located in the village of Leavenheath on a small, well-planned development arranged via two ground floor reception rooms. Further benefits to the property include a double garage, ample private parking and south facing rear gardens.**

Obscured panel-glazed UPVC clad security door opening to:

**ENTRANCE HALL: 7' 6" x 5' 7"** (2.29m x 1.71m) With picture window and glazing panel below to side, staircase off rising to first floor and hatch to loft. Panel door to:

**DINING ROOM: 11' 10" x 9' 1"** (3.62m x 2.77m) With UPVC double glazed picture window to front, a centrally positioned dining room offering scope for incorporation into the kitchen, if so required (subject to necessary adaption and structural works). Door to useful understairs storage recess, ideally suited as a cloaks cupboard with attached hanging rail.

**SITTING ROOM: 20' 8" x 10' 0"** (6.31m x 3.06m) Enjoying an attractive position set across the rear elevation of the property with french

doors opening to the rear terrace and gardens beyond with panel glazing to side and casement windows above. The focal point of the room is a yorkstone fireplace with polly stone hearth and mantle above. Enjoying a particularly attractive south facing rear aspect with direct access to the rear terrace and established, well-screened gardens beyond.

**KITCHEN (accessed via dining room): 13' 9" x 7' 10"** (4.21m x 2.41m) Fitted with an extensive range of wood effect fronted base and wall units with preparation surfaces over and tiling above. Ceramic double sink unit with mixer tap above, picture window range to front and integrated appliances including an oven with four ring induction hob above, extraction over and dishwasher. Space for washing machine/dryer with further integrated appliances including a full height fridge/freezer. Part glass fronted wall units, polished tiled flooring throughout and oil fired

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boiler to rear. Half height panel glazed door to outside and further door to store room with useful fitted shelving.

**CLOAKROOM: 4' 11" x 2' 10"** (1.50m x 0.87m) Fitted with ceramic WC and wash hand basin within a fitted base unit. Obscured glass window to side.

## First floor

**LANDING:** With hatch to loft and door to linen store housing pressurised water cylinder with useful fitted shelving.

**BEDROOM 1: 11' 7" x 10' 0"** (3.55m x 3.05m) Affording an attractive south facing aspect with casement window to rear and picture glass screen affording a wealth of natural light and aspect across the rear gardens. Ample space for free standing wardrobe.

**BEDROOM 2: 12' 0" x 8' 7"** (3.67m x 2.62m) With casement window range to rear, south facing picture glazed screen and affording an attractive aspect across the gardens.

**BEDROOM 3: 8' 7" x 8' 6"** (2.63m x 2.61m) With picture window to front and door to recessed fitted wardrobe with attached hanging rail and useful fitted shelving.

**BEDROOM 4: 8' 5" x 6' 7"** (2.57m x 2.03m) With picture window to front.

**FAMILY BATHROOM: 6' 10" x 5' 4"** (2.09m x 1.65m) Fitted with ceramic WC, pedestal wash hand basin and bath with tiling above.

## Outside

The property is situated on Oaklands, approached via a tandem concrete driveway with tandem space for two vehicles, flanked by lawn with scope for the creation of further driveway space, if so required. Direct access is provided to the:

**DOUBLE GARAGE: 16' 6" x 16' 3"** (5.03m x 4.97m) With two up and over doors to front, light and power connected and personnel door to rear.

The gardens are one of the property's most striking attributes with a terrace set immediately beyond the rear elevation, ideally placed to embrace the southerly aspect. Gated side access is further provided with lawn beyond, a six-foot fence line border and dense planting to the rear of the property offering scope for further use as an additional garden area, if so required.

**TENANT INFORMATION:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

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

**EPC RATING:** E

**WHAT3WORDS:** ///bleaker.clattered.signs

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

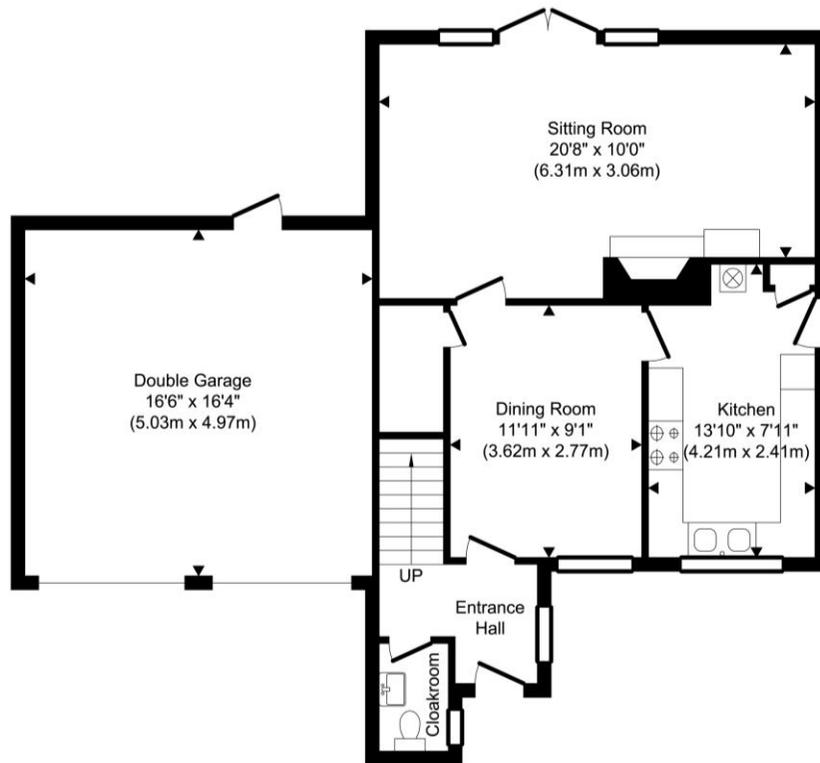
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**BROADBAND:** Up to 900Mbps (Source Ofcom).

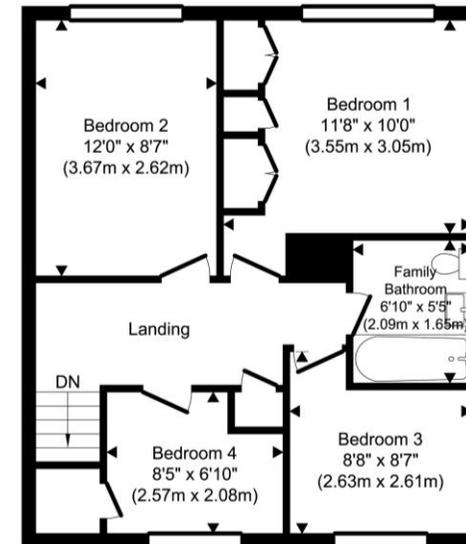
**MOBILE COVERAGE:** EE, Three, O2 & Vodafone (Source Ofcom).

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such details form part of any offer or contract.



Ground Floor  
Approximate Floor Area  
830.00 sq. ft.  
(77.11 sq. m)



First Floor  
Approximate Floor Area  
500.52 sq. ft.  
(46.50 sq. m)

TOTAL APPROX. FLOOR AREA 1330.52 SQ.FT. (123.61 SQ.M.)

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