



10 Oaks Court
Thorpeness | Suffolk | IP16 4FF

 FINE & COUNTRY

COASTAL LIVING



Set within the heart of the highly regarded coastal village of Thorpeness, 10 Oaks Court is a beautifully presented three-bedroom home offering light-filled accommodation arranged over two floors. Designed with both comfort and flexibility in mind, the property is ideally suited as a permanent residence, second home, or high-performing holiday let.



KEY FEATURES

- A Modern Coastal Property in the Highly Regarded Thorpeness, ideal for Permanent Residence, Second Home or Holiday Let
- Three Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Bright Main Living and Dining Space with Doors opening to the Enclosed Garden
- Separate Second Reception Room
- Rear Garden with Lawn and Patio Seating Areas, a Shed and Space for a Hot Tub
- Private Driveway with Electric Vehicle Charging Point
- Walking Distance to the Beach, Village Pub and Woodland Walks
- The Accommodation extends to 1,080sq.ft
- Energy Rating: B

This modern property can be found in the pretty and highly regarded village of Thorpeness on the Suffolk Heritage Coastline not far from the quintessential English seaside resort of Southwold and the lovely coastal town of Aldeburgh. Ideal for a permanent residence, a second home or a lucrative holiday let, thanks to its location.

Thoughtfully Designed

The ground floor has been thoughtfully arranged to create distinct yet connected living spaces. The main living and dining room forms the social heart of the home, offering ample space for a full dining table and generous seating. Doors open directly onto the garden, allowing the space to extend outdoors during warmer months and reinforcing the home's relaxed coastal feel.

A particular highlight is the separate second reception room, providing a comfortable area that works perfectly as a television room, reading space, or quiet retreat away from the main living and dining room. This additional living space adds real flexibility and enhances the home's appeal for families and guests alike.

The kitchen is well appointed with modern cabinetry, quality appliances, and generous worktop space, offering a practical and stylish environment for everyday cooking and longer stays.





KEY FEATURES

Exploring Upstairs

Upstairs, the first floor provides three thoughtfully arranged bedrooms. Two of the bedrooms are especially versatile, comfortably accommodating twin beds alongside desk space, making them ideal for guests, children, or those working remotely. The principal bedroom benefits from its own en suite shower room, creating a private retreat.

Both the family bathroom and en suite shower room are finished in a contemporary style, with clean-lined tiling, modern sanitary ware, and a fresh, neutral palette that complements the coastal setting.

The Outside

Outside, the garden has been arranged to maximize enjoyment throughout the day, with a paved patio ideal for outdoor dining and entertaining. Along with plenty of room for a hot tub, you also have a shed for storage. The space offers a good degree of privacy and provides a natural extension of the living accommodation, perfect for relaxed evenings after a day at the beach.

The property is approached via a private driveway with electric vehicle charging, while the coastal-style exterior sits comfortably within this attractive village setting.

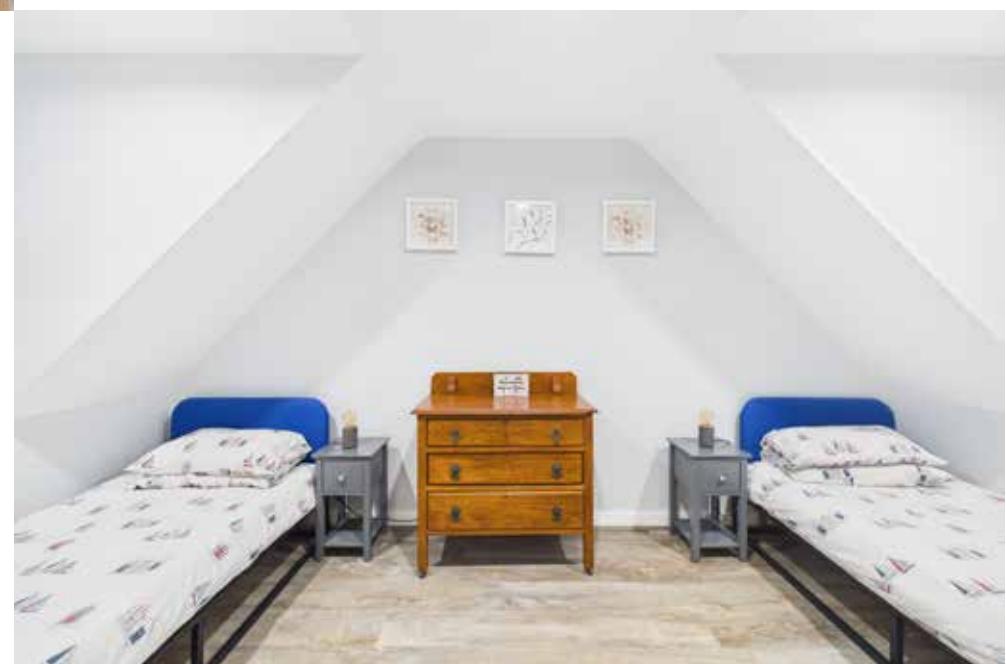








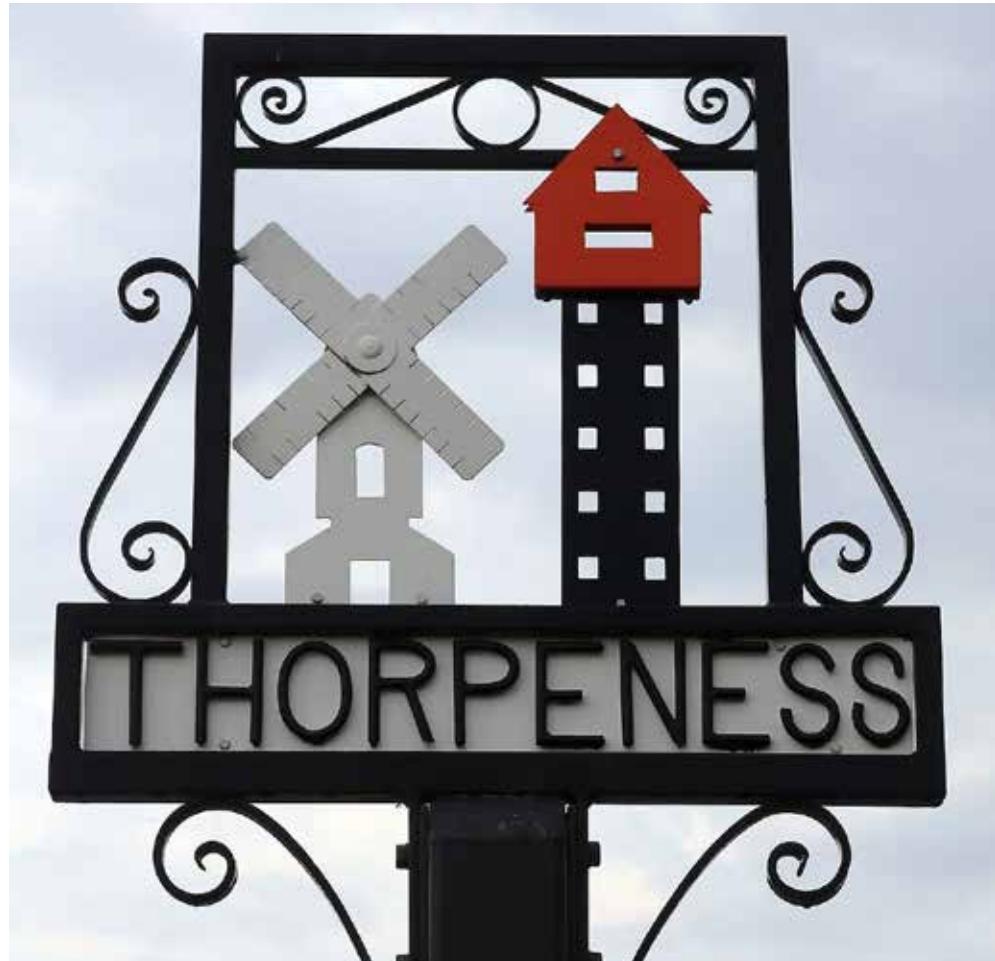








INFORMATION



On The Doorstep

Thorpeness is one of Suffolk's most distinctive coastal villages, known for its characterful architecture, peaceful atmosphere, and strong sense of community. From the property, the beach is within easy walking distance, along with woodland walks and the village pub and restaurant. The nearby coastal town of Aldeburgh offers a wider range of independent shops, cafés, galleries, and restaurants, while the surrounding Suffolk Coast and Heaths Area of Outstanding Natural Beauty provides endless opportunities for walking and outdoor pursuits. A local bus route offers convenient connections to neighboring towns and villages, allowing easy access while maintaining the tranquility of village life.

How Far Is It To?

- Thorpeness Beach – approx. 5 minutes walk
- The Dolphin Pub & Restaurant – approx. 2 minutes walk
- Aldeburgh – approx. 5 minutes by car
- Leiston – approx. 5 minutes by car
- Saxmundham Railway Station – approx. 15 minutes by car
- Southwold – approx. 30 minutes by car
- Ipswich – approx. 50 minutes by car

Directions - Please Scan QR Code Below

Leave Beccles on the A145 heading south towards Halesworth, passing through Wangford, and follow the signs for the A12. When you reach the A12, join it heading south towards Ipswich and continue for several miles, passing junctions for Wrentham and Blythburgh. Stay on the A12 until you reach the turn-off signposted for Leiston, Snape and Aldeburgh, then leave the A12 and follow the B1122 towards Leiston. As you approach Leiston, follow signs for Thorpeness and continue along the local road into the village. Once in Thorpeness, you will see the Dolphin Pub/Restaurant, follow the road to the left of the building and shortly after you will see the entrance to Oaks Court on your left. The property is the end one on the right hand side.

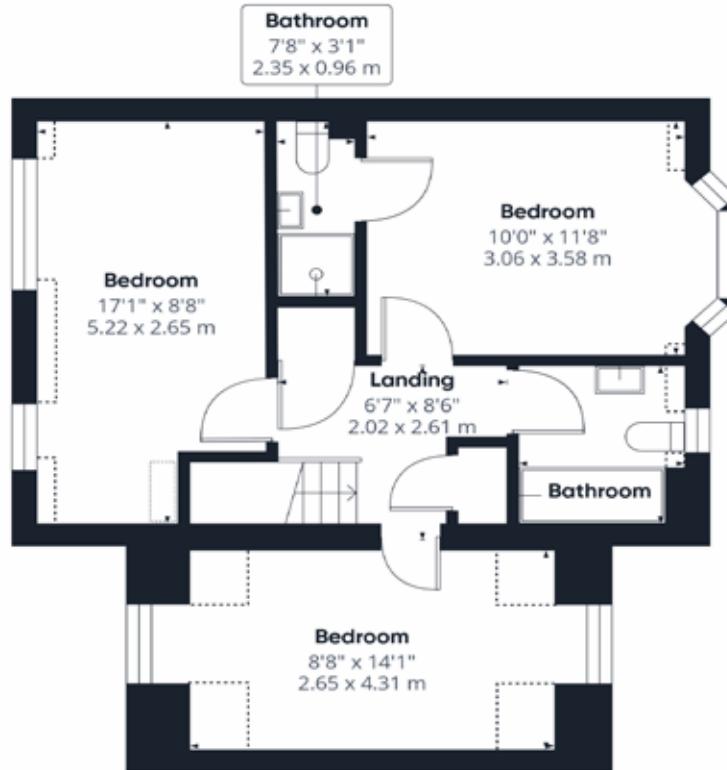
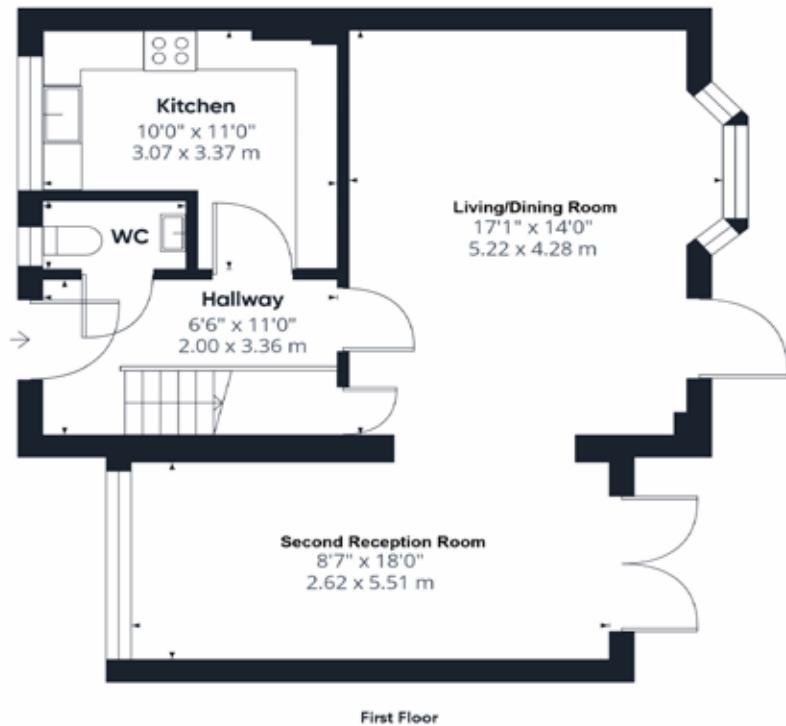
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... untrained.offices.nest

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk District Council - Council Tax Band F
Freehold





Approximate total area⁽¹⁾
1080 ft²
100.3 m²

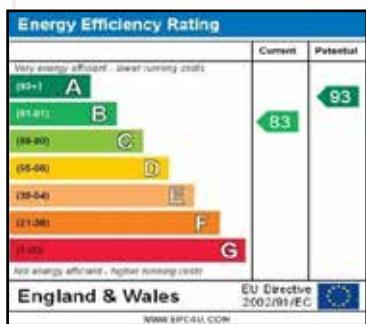
Reduced headroom
30 ft²
2.8 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.



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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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