



Oaklea, Bedingfield, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
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LOCATION Set in an idyllic rural Suffolk village, Bucks Green is just under 5 miles away from Eye. Eye is a jewel of a town in North Suffolk with a wealth of interesting places to visit and friendly places to shop and eat. Dominated by its outstanding Victorian flint and brick Town Hall commissioned in 1857 by E B Lamb, the town of Eye was until the 1970s the smallest borough in the country. The Town is built around Eye Castle which possibly dates to the eleventh century and is well worth a visit as well as the magnificent fifteenth century Church of St Peter and St Paul. Just beside the Church is the Guild Hall which again dates to the 1400's. There are plenty of amenities: a butcher, baker and a small Co-Op store. It also has a health centre and a community hospital which opened in 2012. A secondary (Hartismere) school, Ofsted rated 'Outstanding' and Eye Primary school Ofsted rated 'Good' both serve the surrounding villages, plus a library, a police station and a retained fire station. Diss is just under 10 miles away with great train links to London Liverpool Street Station and Framlingham with its wealth of history and independent retailers and coffee shops, medieval Castle ("Castle on the Hill") is just under 9 miles away.

GUIDE PRICE: £400,000



- Entrance Hall
- Sitting Room
- Kitchen Breakfast Room
- Conservatory
- Utility Room and cloakroom
- Principal Bedroom
- Two further double bedrooms
- Large Garden (approx. one quarter of an acre (sts) and parking

Oaklea is a delightful cottage that has been refurbished throughout with new windows, conservatory, new kitchen, bathroom and flooring ** LOVELY GARDEN OF A QUARTER OF AN ACRE (sts) AND OPEN COUNTRYSIDE VIEWS**

OAKLEA - INTERIOR A stable door welcomes you into the Entrance Hall of Oaklea with a window to the side, To the right is the Sitting Room which has a wood burner, with wooden beam over, sitting on a slate hearth and to the right is a built-in cupboard. A window to the front overlooks the pretty cottage garden with open countryside beyond. The Kitchen, which has been completely replaced, has an extensive range of wall and base units with quartz worktops over and butler sink, integrated fridge/freezer, dishwasher and electric oven with induction hob over. There are double doors leading out to a small patio area and garden beyond with field views behind. A large understairs cupboard has space for coats and shoes. An opening lead through to a new Conservatory (which will be plastered internally before completion) and has windows to three sides overlooking the garden with double doors giving access to the garden. A Utility Room is off the Kitchen which has a range of base units, stainless steel sink and drainer, window overlooking the garden, space for a washing machine and a door leading outside. A downstairs cloakroom has a wc and wash hand basin with a window to the side. Upstairs there is a window on the landing. The Main Bedroom has built in wardrobes, paneling to one wall and has lovely views over open countryside. There are two further double bedrooms both with windows overlooking the front with field views. The Bathroom has a "Burlington" suite comprising roll top bath with claw feet, shower over and shower screen to the side. A large sink with a vanity unit below and a wc with a window above again with lovely countryside views. **Please call 01728 724566 for a viewing as this property will not be around for long as it is immaculate, and you can MOVE STRAIGHT IN - ONE NOT TO BE MISSED.**



OAKLEA - EXTERIOR There is a long driveway in the middle of the garden which extends to a quarter of an acre in size. To each side there are lawned areas and please see agents notes and on one side there is a pond with a plethora of trees and shrubs. There are various seating areas around the garden perfect for outside dining. The front garden is full of cottage style planting and has a picket fence and gate with a path leading to the front door and a side gate giving access to the garden.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY Mid Suffolk District Council

Tax Band: B

EPC: E

Postcode: IP23 7LG

SERVICES New electric heating, mains water, drains and electricity. Woodburner to the Sitting Room.

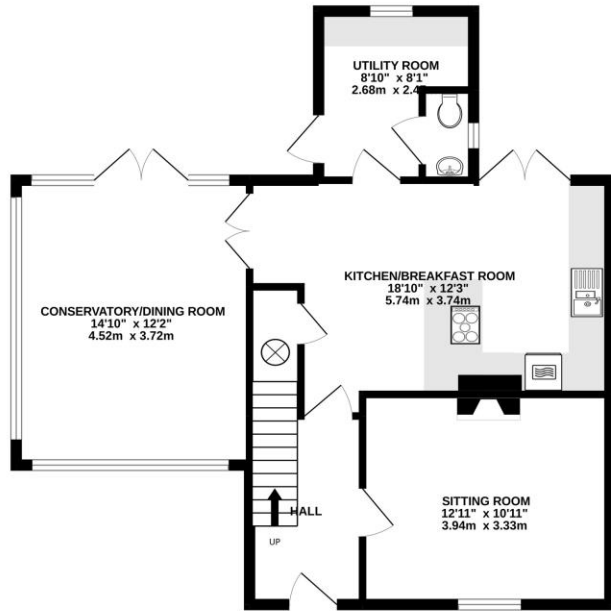
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing. **Please note that there is an overage on one part of the garden which only has 2 years remaining.**

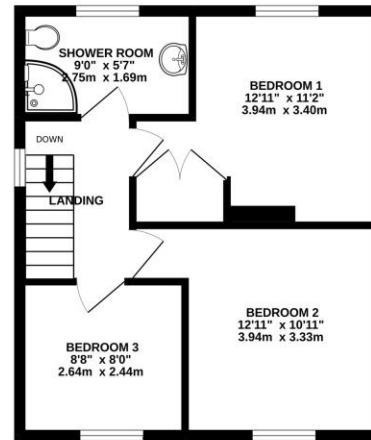




GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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 Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

