



LAMB & CO

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HIGH STREET, THORPE-LE-SOKEN, CO16 0EG OFFERS IN EXCESS OF £750,000

This substantial home offers a rare combination of modern comforts and thoughtful craftsmanship. Inside, the home is equipped with top-of-the-line security, ensuring peace of mind. English wood shutters, bespoke bookcases, a Swedish mural, and a Hetas-certified wood burner add to the living space's charm. Outdoor spaces are equally inviting, with premium Dijon limestone patios, power to the summer house and gazebo, and a sunlit rear corner patio. Designed by Horizon Landscapes, the garden offers a serene retreat, illuminated by strategically placed motion-sensing lights.

- Four Bedrooms
- Two En Suites
- Landscaped Garden by Horizon Landscapes
- 2,200 Sq. Ft.
- Summer House & Gazebo (power connected)
- No Onward Chain
- Two Reception Rooms
- EPC B
- Garage & Driveway Parking



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

18'6" 14'4" (5.64m 4.37m)

SITTING ROOM

14'2" 11'9" (4.32m 3.58m)

W.C

6'4" 3'10" (1.93m 1.17m)

KITCHEN/LIVING SPACE

31'2" 14'2" (9.50m 4.32m)

UTILITY ROOM

10'6" 6'4" (3.20m 1.93m)

BEDROOM THREE

11'9" 10'7" (3.58m 3.23m)

BATHROOM

12'7" 7'3" (3.84m 2.21m)

BEDROOM TWO

14'4" 13'4" (4.37m 4.06m)

EN SUITE

7'3" 7'1" (2.21m 2.16m)

BEDROOM FOUR

10'7" 10'00" (3.23m 3.05m)

BEDROOM ONE

18'8" 14'00" (5.69m 4.27m)

EN SUITE

10'00" 7'2" (3.05m 2.18m)

OUTSIDE

OUTSIDE REAR

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Info

Council Tax Band: F

Heating: Gas

Services: Mains gas, electricity, water and drainage

Broadband: Ultrafast

Mobile Coverage: O2 Likely

Construction: Conventional

Restrictions: No

Rights & Easements: No

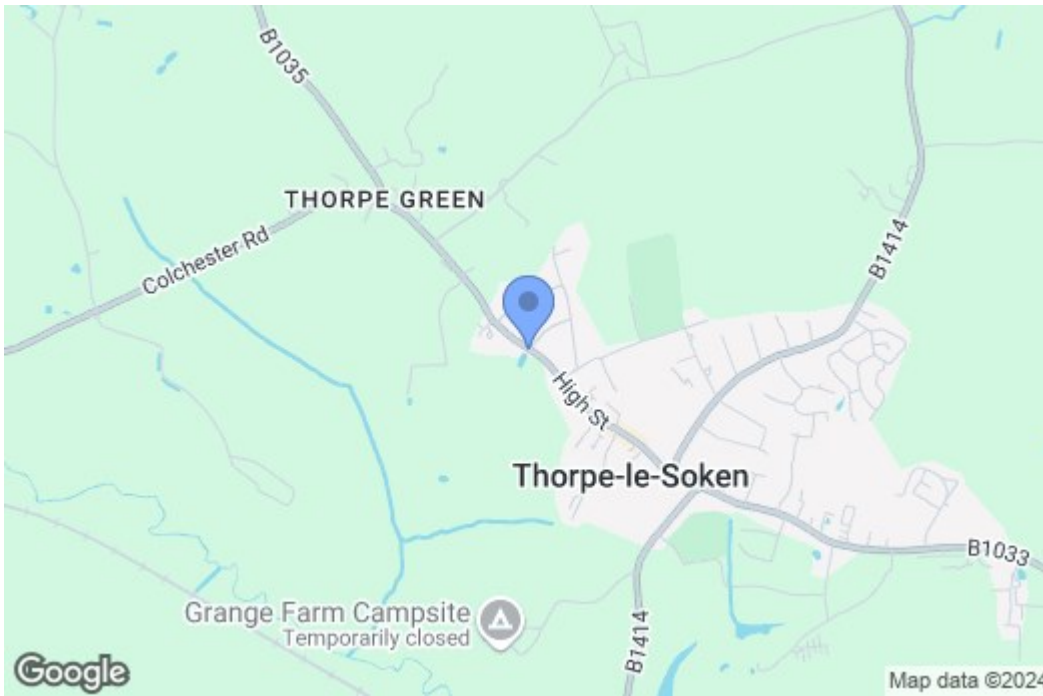
Flood Risk:

Additional Charges:

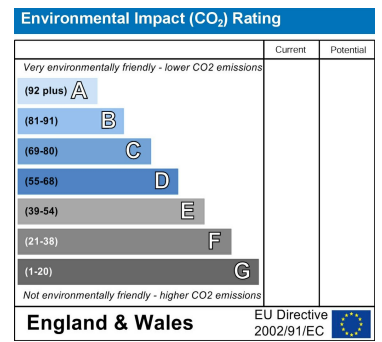
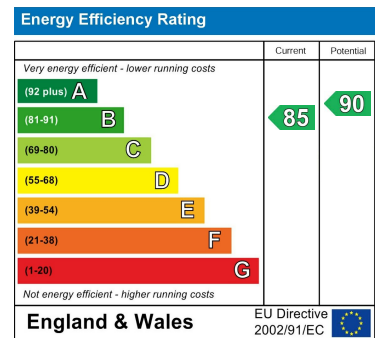
Seller's Position: Needs To Find

Garden Facing:

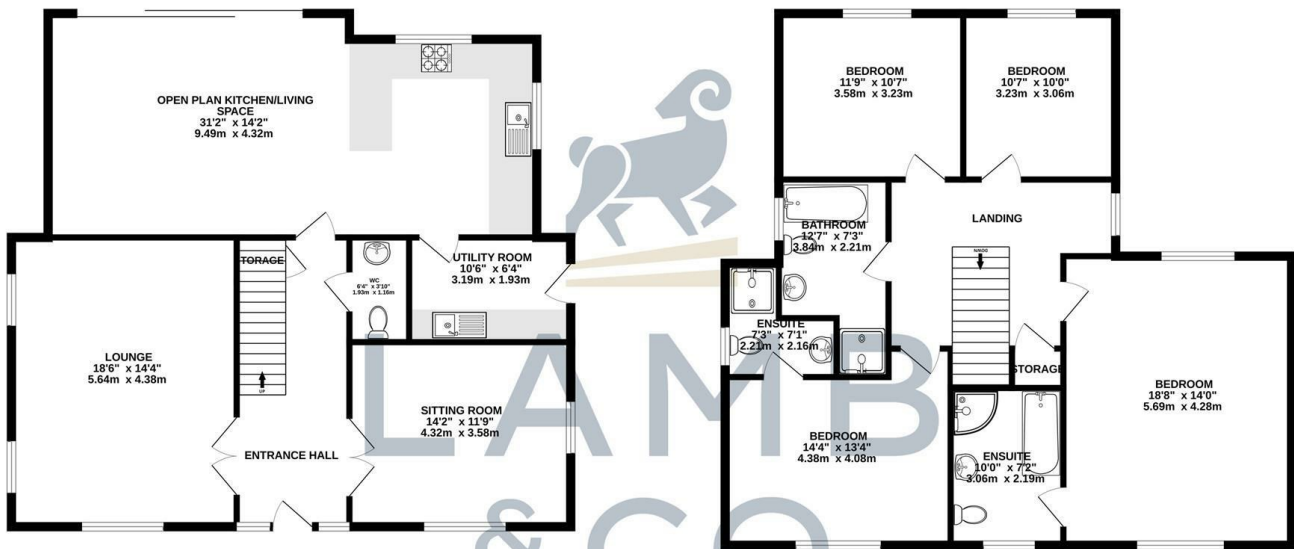
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 2076 sq.ft. (192.9 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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