



LAMB & CO

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## WHITEHALL LANE, THORPE-LE-SOKEN, CO16 0AH

### PRICE £695,000

Boasting an enviable location along a rural lane on the outskirts of Thorpe-Le-Soken, with stunning field views. 'Walnut Tree House' is a substantial detached property sitting proudly on a plot approaching half an acre with a mature, unoverlooked garden and no onward chain. This handsome, countryside property offers scope for improvement/extension in an idyllic setting which offers easy access to the coast, countryside and road access to the A120 and beyond.

- Five Bedrooms
- Rural Lane Setting
- Scope to Extend/Improve
- Approx. 0.44 Acre Plot
- Field Views
- Three Reception Rooms
- No Onward Chain
- EPC E
- Conservatory



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

**PORCH**

**ENTRANCE HALL**

**LOUNGE**

18'5 x 16'3 max (5.61m x 4.95m max)

**DINING ROOM**

17'3 max x 11'2 (5.26m max x 3.40m)



**SITTING ROOM**

11'1 x 8'8 (3.38m x 2.64m)



**KITCHEN**

20'6 x 12'1 max (6.25m x 3.68m max)



**UTILITY ROOM**

8'2 x 8'1 (2.49m x 2.46m)



**CLOAKROOM**



**CONSERVATORY**

26'2 x 7'2 (7.98m x 2.18m)



**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

18'2 x 8'10 (5.54m x 2.69m)



## EN-SUITE

8'7" x 5'4" (2.62m x 1.63m)



## BATHROOM

7'3" x 5'7" (2.21m x 1.70m)



## BEDROOM TWO

16'1" max x 14'1" (4.90m max x 4.29m)



## BEDROOM THREE

14' x 11'11" (4.27m x 3.63m)



## BEDROOM FOUR

8'11" x 8'10" + door recess (2.72m x 2.69m + door recess)



## BEDROOM FIVE

11'10" x 5'9" (3.61m x 1.75m)

## OUTSIDE

### FRONT

### REAR



## AERIAL



## VIEW TO FRONT

### Material Information

Council Tax Band: F

Heating: Oil fired central heating

Services: Mains electricity & water

Drainage: Private sewage treatment plant (replaced approx. 2020)

Broadband: Ultrafast Fibre (up to 1,800 mbps)

Mobile Coverage: 02 - Likely | EE, Vodafone - Limited | Three - None

Construction: Cavity wall (small timber framed extension)

Restrictions: None

Rights & Easements: None

Flood Risk: Rivers & Sea - Very Low / Surface  
Water - Very Low  
Additional Charges: None  
Seller's Position: No onward chain  
Garden Facing: West

### **AGENTS NOTES**

1 - Recently installed sewage treatment plant complies with current regulations

2 -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.

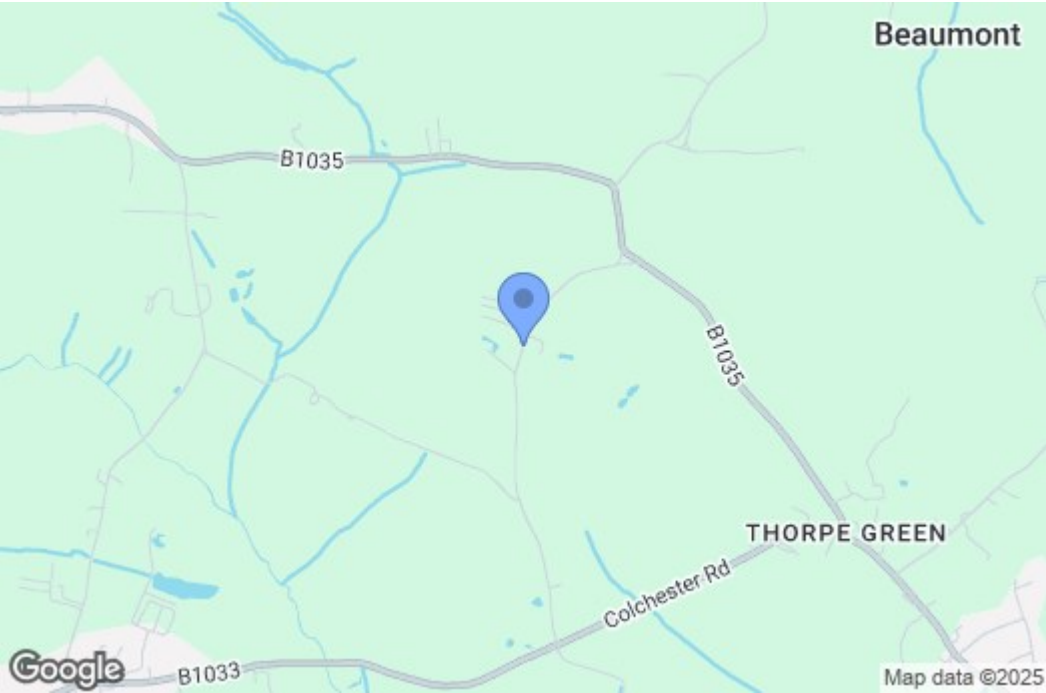
### **ANTI-MONEY LAUNDERING**

ANTI-MONEY LAUNDERING REGULATIONS 2017

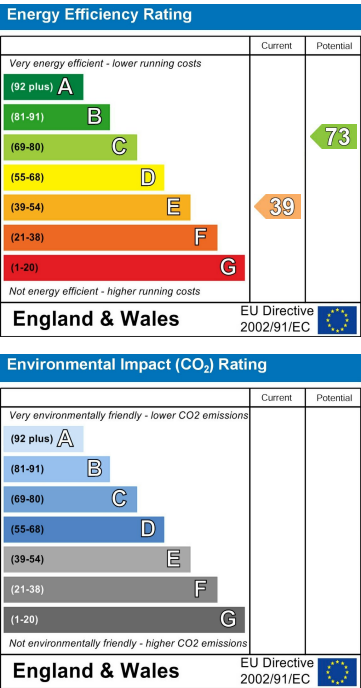
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



Map



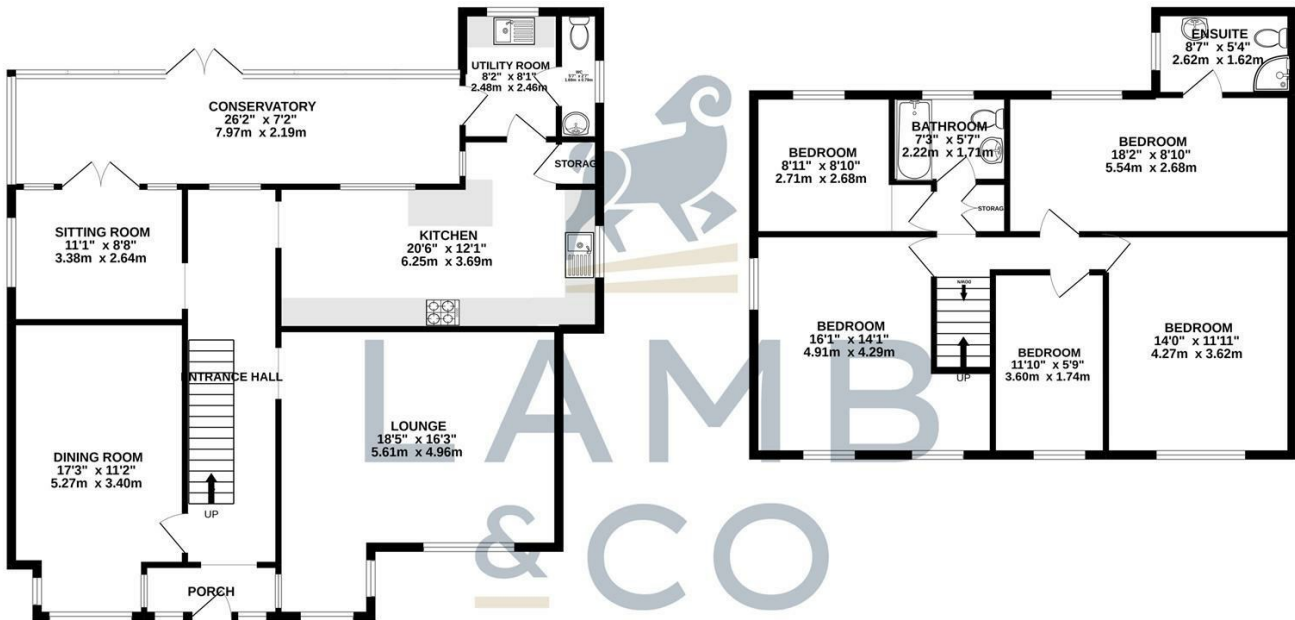
EPC Graphs



Floorplan

GROUND FLOOR  
1228 sq.ft. (114.1 sq.m.) approx.

1ST FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 2063 sq.ft. (191.7 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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