



Tanglewood
Hall Drive | Oulton Broad | Suffolk | NR32 3PU

VERDANT VIEWS



On an unusually large plot in a highly desirable area, this home is perfect for any family, particularly garden lovers. There's an abundance of space, inside and out, with sociable and welcoming accommodation and a great deal of privacy. The setting is quiet, on a private road close to open countryside and also to Oulton Broad, yet you're within walking distance from town and not too far away from the beach."



KEY FEATURES

- A Bright & Spacious Detached Family Home situated in the Sought After Area of Oulton Broad
- Four Double Bedrooms - Two with En-Suite Shower Rooms and a Family Bathroom
- Kitchen/Breakfast Room with Pantry and Separate Utility Room and WC
- Two Reception Rooms plus a Study and a Garden Room
- Sitting in an Attractive Plot of approximately 0.75 of an acre with a Pond and surrounded by Mature Gardens
- Double Garage and Ample Parking with Large Driveway
- Plenty of Amenities within Close Distance to the Property
- The Accommodation extends to 2,064sq.ft
- Energy Rating: TBA

Secluded but not isolated, this home gets the balance just right. In a convenient location for amenities, the Broads and the coast, it sits on a generous plot that's nicely tucked away and offers wrap-around sunny gardens giving lovely views from inside the house. The property itself has a very comfortable flow throughout the well-proportioned accommodation and is well cared for and well presented.

Gorgeous And Green

When the owners of this impressive property first came here, they fell in love with the garden and whilst it was overgrown at the time could see the potential to bring it back to its former glory. Over the years, they enjoyed creating the beautiful surroundings you see today, as well as updating the house itself. The result is a much-loved and enviable place to call home. Light and spacious, comfortable and welcoming, this is perfect for a family of any age or a couple who love their friends, children and grandchildren to visit. In fact, the owners had many such occasions with family and friends and enjoyed a number of special celebrations. The property lends itself to entertaining in many ways from leisurely dinner parties indoors to summer barbecues in the beautiful garden.





KEY FEATURES

For Every Generation

This is a very flexible home, with three large reception rooms, plus a study. You have a stunning dual aspect garden room with bifold doors to the west, your main sitting room, which is triple aspect, with steps leading down into the formal dining room, which has sliding doors to the garden. This means you can have a playroom, studio, den, music room or whatever you like. The kitchen is also well proportioned and has seating up at the breakfast bar, so that in itself is a great sociable space. Upstairs, you'll find more generously sized rooms, with four bedrooms, two of which are en-suite, while the other two share the family bathroom. Three of the bedrooms have built-in storage and the principal room is triple aspect, allowing you to enjoy views over the gardens.

So Much To See

Outside you have plenty more to explore. There's ample parking on the drive and a detached double garage. The owners often enjoyed their morning cuppa on the east-facing patio outside the kitchen and lunch on the front patio. One of the main gardens faces south and west and has a lovely natural pond, well stocked with fish, where you can sit and watch the garden birds. Mature hedging and trees screen you from the private road and from the neighbours, so the garden is a lovely place in which to relax. There's plenty of colour throughout the seasons, including glorious peonies and roses. To the rear is a further good size garden area, with an enclosed lawn where little ones can play, plus an additional area with vegetable beds and two greenhouses. It comes as no surprise to learn that the owners' grandchildren have loved spending time out here and that they themselves enjoyed many a happy hour tending to their plants. Head out from the garden and you'll find you're close to the marshes, so you have lovely walks on the doorstep, and you can even walk up to Somerleyton or St Olaves if you enjoy a longer trek. You also have Oulton Broad nearby with plenty going on both on the water and in the neighbouring park and of course it's only a few minutes' drive from here to the beach.

























INFORMATION



On The Doorstep

Oulton Broad itself is the most southern area of open water on the Broads Network. The village has an extensive range of amenities including leisure, cultural and shopping facilities as well as a rail link to Norwich then on to London. Oulton Broad is part of Lowestoft the most Easterly point in the United Kingdom and has wonderful beaches. The area is well served by state and private schools.

How Far Is It To?

Norwich lies approximately 26 miles north west of Oulton Broad and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The seaside town of Southwold is 13 miles to the south and the attractive and popular market town of Beccles is 9 miles away with its independent shops, restaurants, cafés & bars. Beccles also benefits from a main line rail link to Liverpool Street via Ipswich.

Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Lowestoft. Continue on this road through Oulton Broad for about 8 miles. When you reach the Shell Garage roundabout after the Oulton Broad North Train Station, join the B1375 and then take the left hand turn on to Hall Road. Follow this road and when this road meets Christmas Lane you will reach Hall Drive, drive down Hall Lane and approximately half way down the lane the property will be on the right hand side.

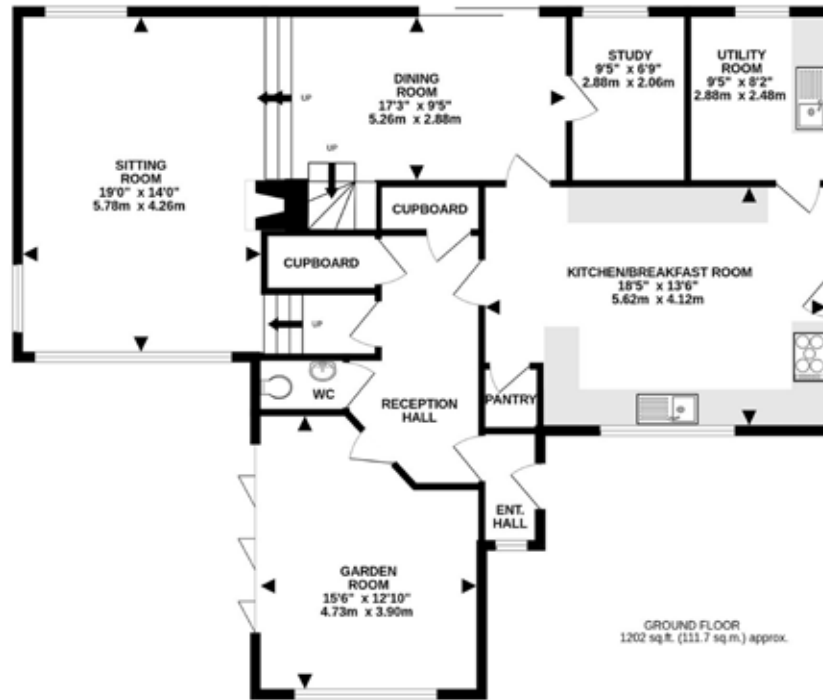
What Three Words Location

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... [critic.midfield.cloak](#)

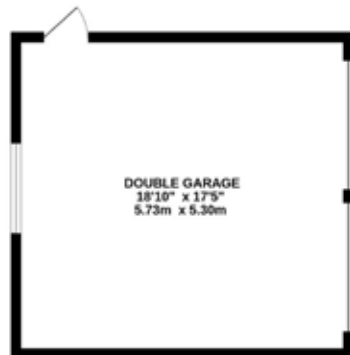
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - FTTC - 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





GROUND FLOOR
1202 sq.ft. (111.7 sq.m.) approx.

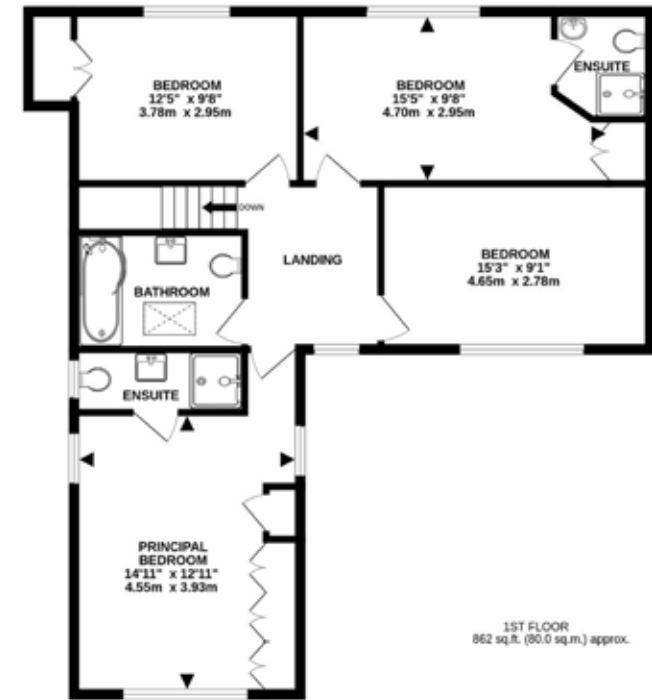


DOUBLE GARAGE
18'10" x 17'5"
5.73m x 5.30m

GARAGE
327 sq.ft. (30.4 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2064 sq.ft. (191.7 sq.m.) approx.
TOTAL FLOOR AREA : 2391 sq.ft. (222.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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1ST FLOOR
862 sq.ft. (80.0 sq.m.) approx.

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.



This property requires an Energy Performance Certificate, which is in the process of being done



TANGLEWOOD

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