

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Oak Hill

Hollesley, Woodbridge, IP12 3JY

Asking price £290,000



Oak Hill

Hollesley, Woodbridge, IP12 3JY

Asking price £290,000



Summary Continued

Parking is available immediately in front of the property and also on the green, where the deeds of the property show ownership in a triangle shape of the green outside to each of the properties. This means additional car parking is available there.

In the rear garden there is a brick built double storage building, plus a double sized timber shed and a rear access gate that leads to a footpath straight to the recreation ground and play area making this property ideal for anyone with young children etc.

The village of Hollesley has an active social scene and includes a primary school, a garage, village shop, church, village hall which has a whole host of activities throughout the week including Karate on Thursday nights. There is also seven minute drive to the delights of Shingle Street and Bawdsey with views over to Felixstowe Ferry and no more than a ten to fifteen minute interrupted drive into Woodbridge and a seven minute drive to Melton railway station.

Surrounding Hollesley is fantastic scenic countryside with Rendlesham Forest nearby. This is ideal for anyone who likes hiking, mountain biking, walking dogs etc in some of the most picturesque countryside in the whole of Suffolk, and there is also the Suffolk Punch Trust nearby as well. There are ample bridle paths around, perfect for anyone with horses.

The owner of the property is offering early vacant possession with no chain involved and can also leave if required at no extra cost the following two double beds, three chests of drawers, one cupboard, two tables 4 x dining room chairs, one sofa and two arm chairs, tumble dryer, cooker with a double oven, log burner even with own store of logs, dishwasher and a washing machine.

A family home in the most sought after location offered in excellent decorative order, new carpets replaced to majority of the rooms, including all three bedrooms, landing stairs, hallway, increased loft insulation with a depth of 300mm and there has been re-decoration carried out and this home is offered with no chain.

We are anticipating this property to be extremely popular, so an urgent internal viewing is highly advisable.

Front Garden

Neatly enclosed by a low brick wall with conifer tree, neatly laid to lawn with path leading down to side and access to the rear garden via a metal gate.

Entrance Porch

Double UPVC glazed doors through a brick archway through to the entrance porch, tiled flooring further wooden door leading to entrance hallway.

Reception Hallway

Stairs rising to first floor, door to two spacious under stair storage cupboards,

Lounge

11'11" x 11'7" (3.63m x 3.53m)

Centre piece of the room is a wood burner situated in the recess on a tiled hearth, which along with the southerly facing window overlooking the centre green makes this a very warm and sunny room come summer or winter, radiator.

Kitchen/Diner

18'3" x 12'9" (5.56m x 3.89m)

Excellent range of fitted kitchen units comprising base drawers and cupboards with eye level units, ample worksurfaces, plumbing for dishwasher and washing machine, 1 1/2 bowl sink unit, recently replaced with a window overlooking the garden, double glazed French

doors opening out directly on to the garden, tiling, ceiling rose and a stable door leading to the utility room.

Utility Room

9'10" x 4'10" (3.00m x 1.47m)

UPVC double glazed utility room, with a double glazed obscure door to the rear.

Landing

Lovely spacious landing with radiator, double glazed obscure window to side, door to bedroom one, bedroom two, bedroom three and bathroom. Access to the loft, supplied with light, boarded area for storage and contains the boiler for the central heating system powered by an air source heat pump which is situated in the side pathway.

Bedroom One

11'11" x 11'8" (3.63m x 3.56m)

Double glazed window to front with lovely views overlooking the green and with distance sea views between the houses, radiator.

Bedroom Two

12'10" x 9'2" (3.91m x 2.79m)

Double glazed window to rear with lovely views overlooking the garden and fields beyond, radiator, double built in cupboard.

Bedroom Three

9'3" x 6'11" (2.82m x 2.11m)

Double glazed window to rear with lovely views overlooking the garden and fields beyond, radiator, dado rail. If this is not required as a third bedroom this would be perfect for an office/study.

Bathroom

6'2" x 5'11" (1.88m x 1.80m)

Panel bath with shower attachment over, fully tiled walls, pedestal wash hand basin, low flush W.C, with double glazed obscure window to the side, chrome heated towel rail and tiled floor.

Rear Garden

Entering the rear large garden you are greeted by a spacious patio area, a perfect suntrap in the afternoons from spring to autumn, offering both shelter and seclusion. A brick building here offers excellent storage, with a large room featuring shelving and water and electricity connections, alongside a smaller storage room with few shelves and an outside toilet with electricity. beyond the patio and brick building, the garden is mainly laid to lawn, adorned with established trees and shrubs that burst into color in the spring. At the far end, there is an additional patio, a cultivated area, a double-sized shed with double doors and electricity. A back gate here opens onto a public pathway that provides direct access to a large nearby play area, recreation ground and lovely

views over farmland fields to rear. Importantly, the ground is completely private and is enclosed by a mix of panel fencing, hedging and trellis work.

Woodland & Surrounding Areas

Rendlesham Forest uniquely blends a captivating and enduring mystery with a natural beauty and recreational opportunities of a large woodland. Whether you are drawn by the "Britain's Roswell" phenomenon or simply seeking a pleasant outdoor experience, Rendlesham Forest has something to offer.

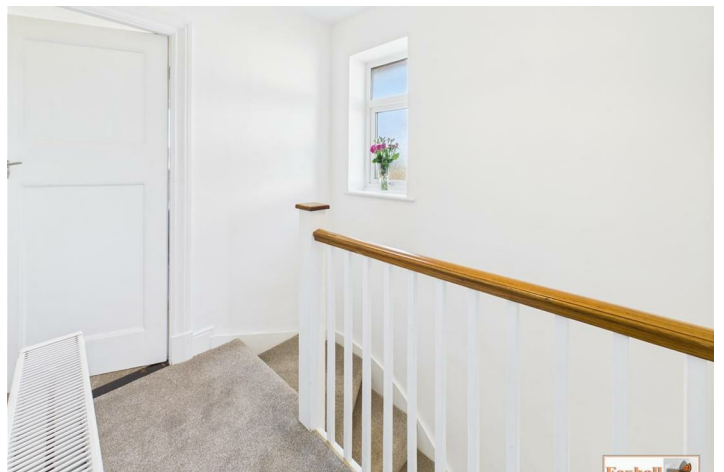
Shingle Street is a remote and beautiful coastal settlement in Suffolk, known for its shingle beach, unique landscape at the mouth of the River Ore.

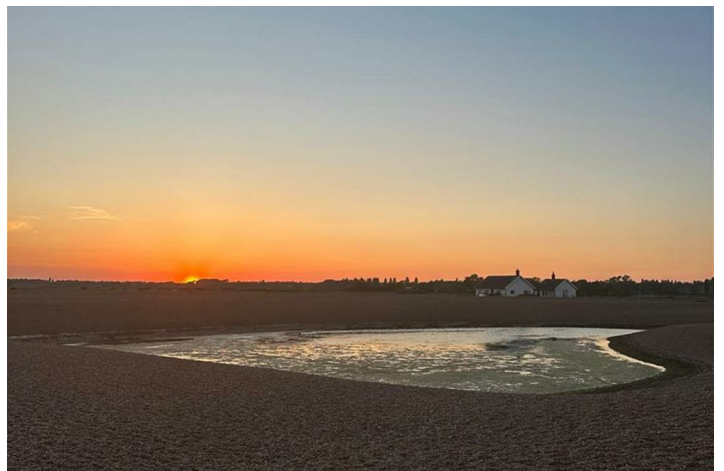
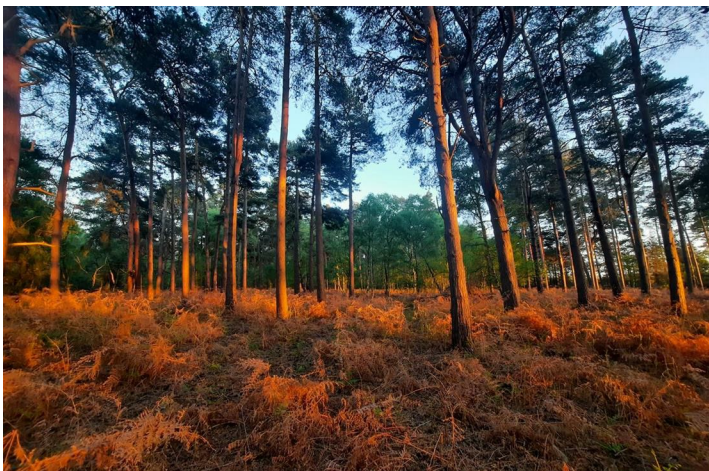
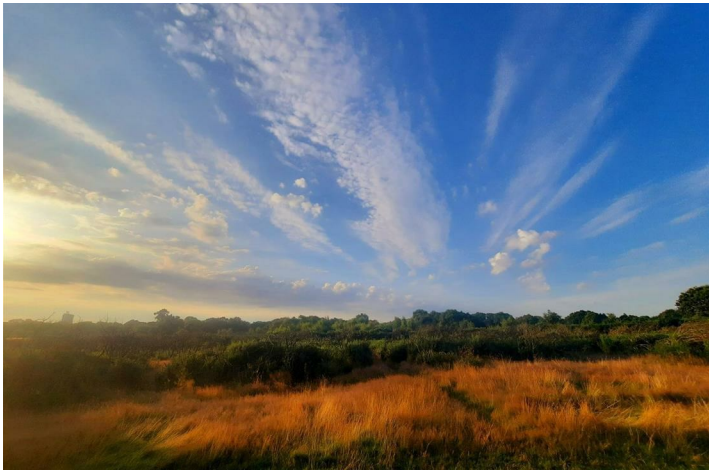
Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



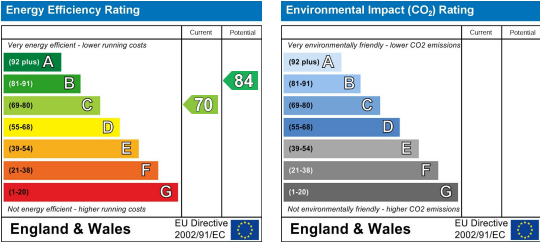
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.