



Oakland | Forward Green | Stowmarket | IP14 5EW

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TOWN & VILLAGE
PROPERTIES

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Oakland, Forward Green, Stowmarket, Suffolk, IPI4 5EW

“A substantial, detached family house located in an enviable position with grounds extending to approximately 0.5 acres (subject to survey), extensive off-road parking & double garage.”

Description

A fantastic opportunity to acquire a substantial detached family house of the highest quality, located in an enviable position, set well-back from the road behind the village green and standing in grounds extending to in all about 0.5 acres (subject to survey).

The living accommodation, arranged over two floors, extends to in the region of 2,500 square feet and incorporates multiple reception rooms as well as a garden room, separate utility room, master bedroom with en-suite and a double garage.

About the Area

Forward Green is situated within reach of Stowmarket and Needham Market both of which provide a good selection of independent shops and provides a direct link to Ipswich (11 miles), as well as Bury St Edmunds, Cambridge and the Midlands, as well as to London and Stansted Airports via the M11. The nearby town of Stowmarket has main line to London Liverpool Street, which takes approximately 80 mins.

The accommodation in more detail comprises:

Door to:

Entrance Porch

With tiled flooring, double aspect windows to the front and side. Front door to:

Reception Hall

Spacious, light and airy welcoming entrance with stairs rising to the first floor, door to under stairs cupboard, additional door to cloaks cupboard providing ample storage and a series of doors to:



Sitting Room Approx 19'9 x 12'9 (6.0m x 3.9m)

Magnificent space displaying delightful views of the grounds via triple aspect windows, one of which extends almost to the height of the room and feature inset with wood burning stove on a brick hearth with wooden mantel over.

Dining Room Approx 14' x 11'6 (4.2m x 3.5m)

Part-bay window to front aspect, additional window looking back to entrance porch and serving hatch to kitchen.

Cloakroom

White suite comprising w.c, hand wash basin with storage under, heated towel rail and frosted window to rear aspect.

Study Approx 8'9 x 8'1 (2.7m x 2.4m)

With extensive build-in storage cupboards and desk space and door to:

Garden Room Approx 11'8 x 8'7 (3.6m x 2.6m)

With panoramic views of the rear gardens, this room is constructed on a brick plinth and enjoys triple aspect windows as well as a glass roof structure and tiled flooring.

Kitchen/Breakfast Room Approx 13'8 x 11'6 (4.2m x 3.5m)

Well-appointed fitted kitchen with a matching range of wall and base units with granite worktops over and inset with stainless steel sink and chrome mixer tap. Integrated appliances include four ring Neff induction hob with extractor over, Russell Hobbs microwave, AEG oven and grill, fridge, and dishwasher. This room also incorporates a breakfast bar, spotlights, window to rear aspect, African slate flooring and door to:

Rear Hall

African slate flooring, incorporating coat hanging space and door to rear opening onto the terrace. Door to:

Utility Room Approx 11'8 x 10' (3.6m x 3.0m)

Part African slate flooring, incorporating the oil-fired boiler,



window to rear aspect, space for white goods and worktops with storage cupboard under and incorporating stainless steel sink, drainer and chrome mixer tap. Integral door to:

Double Garage

With power and light and electric roller door.

First Floor Landing

Window to front aspect, door to airing cupboard with ample shelving and this space also makes an attractive feature of the wood burner flue. Doors to:

Master Bedroom Approx 14'5 x 11'6 (4.4m x 3.5m)

Double room with window to front aspect, built-in wardrobe and door to:

En-Suite Shower Room

White suite comprising hand wash basin with storage under and tiled shower cubicle, tiled flooring and extractor.

Bedroom Two Approx 14' x 9'8 (4.2m x 2.9m)

Double room with double aspect windows to the rear and side.

Bedroom Three Approx 13' x 10' (3.9m x 3.0m)

Double room with double aspect windows to the front and side.

Bedroom Four Approx 9'8 x 8'1 (2.9m x 2.4m)

Double room with window to rear aspect.

Family Bathroom

Luxurious, recently refitted white suite comprising hand wash basin with storage under, roll-top bath with ball and claw feet and double length shower cubicle, tiled flooring, door to airing cupboard with shelving, spotlights, tongue and groove panelling and frosted window to rear aspect.

Separate Cloakroom

White suite comprising w.c and frosted window to rear aspect.

Outside

Oakland is situated in an enviable location towards the end of a private track, which stands well-back from the main road behind the village green and the track leads to an extensive parking area as well as giving access to the double garage. The garage is fitted with electric roll doors. The grounds are private in nature, predominately lawned as well as interspersed with a wide array of established trees and shrubs as well as incorporating raised beds, sun terrace and attractive flower and shrubs borders, many of which draw in local wildlife. Standing within the grounds in addition to this, is a greenhouse, timber storage shed and generous timber framed summer house/home office ideal for a variety of uses. In all about 0.5 acres (subject to survey).

Local Authority

Mid Suffolk District Council

Council Tax Band – F



Services

Mains water and electricity. Private drainage (septic tank).
Oil-fired heating.



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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Oakland Forward Green STOWMARKET IP14 5EW	Energy rating	Valid until:	21 January 2034
	E	Certificate number:	9734-8029-4300-0282-4226

Property type	Detached house
Total floor area	200 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

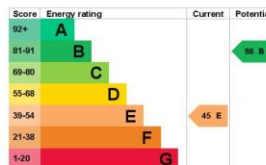
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60









Approximate Gross Internal Area

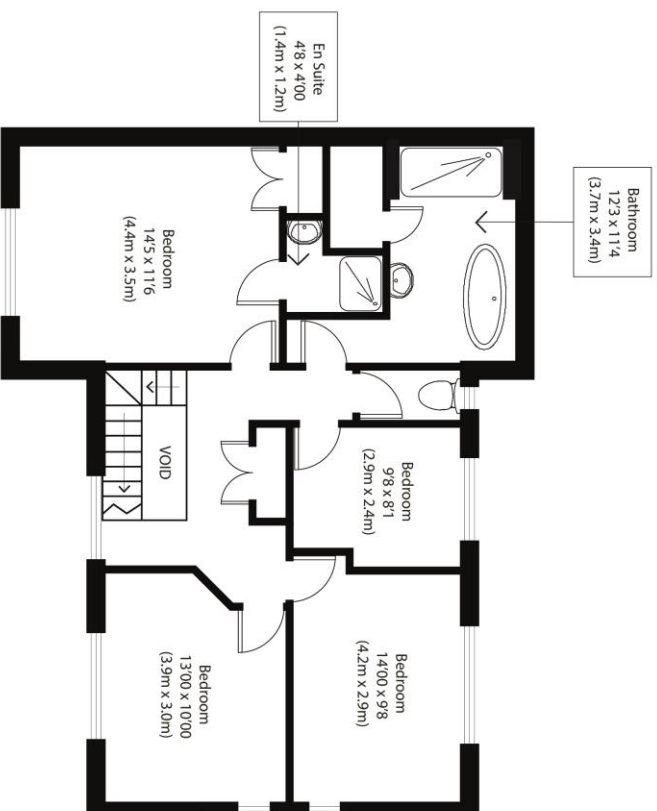
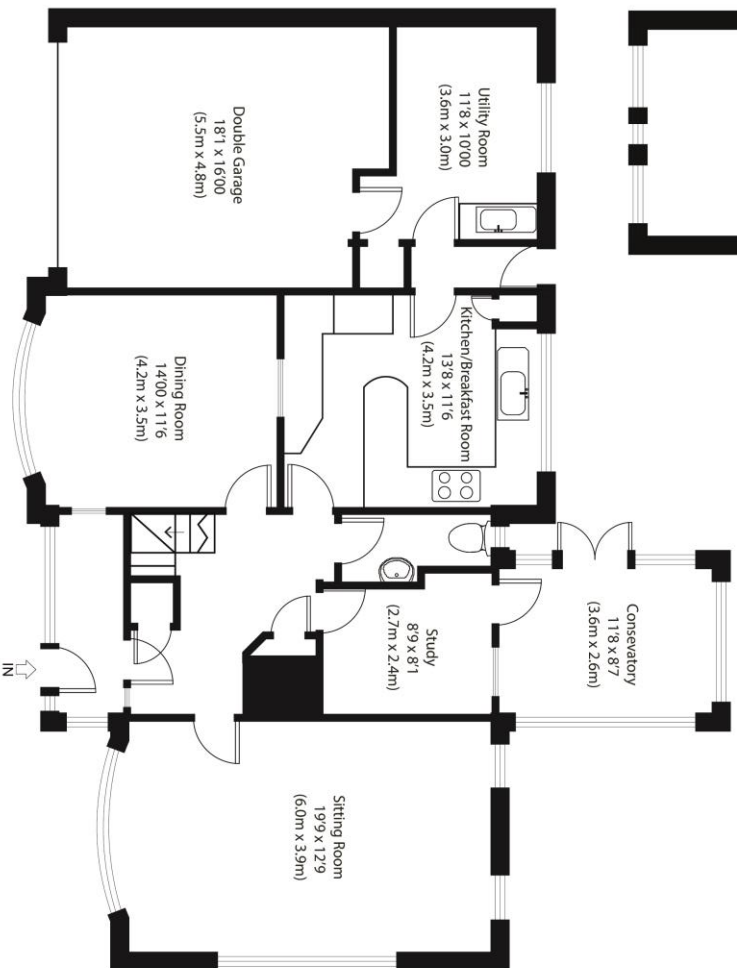
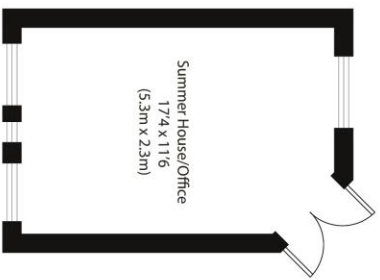
Main House 2225 sq ft (207 sq m)

Outbuilding 205 sq ft (19 sq m)

Total 2430 sq ft (226 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful independent inspection of the property in respect of monetary valuation. Copyright: www.splendidsale.co.uk

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