



LAMB & CO

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## THE OAKS, THORPE-LE-SOKEN, CO16 0AA PRICE £670,000

**\*\* LAST REMAINING PLOTS \*\*** 'The Oaks' A small development of just four, luxury detached bungalows located in the sought-after village of Thorpe-Le-Soken. Each bungalow features a spacious open-plan kitchen, living, and dining area – ideal for entertaining or family life – with contemporary finishes and ample natural light. The master bedroom benefits from a private En suite and a walk-in dressing room, creating a luxurious retreat within your home. Externally the property boasts a single garage with ample parking, Solar Panels and generous garden overlooking fields to rear. Energy Rating – A

- Three Bedroom Detached Bungalow
- Completion From June 2025
- Luxury Finish
- Open Plan Living
- Boutique Development
- Just Two Plots Remaining
- Solar Panels
- EPC A\*



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## ENTRANCE HALL

## KITCHEN/LIVING/DINING

34'3" x 13'9" (10.44m x 4.19m )

## UTILITY/BOOT ROOM

14'5" x 5'7" (4.39m x 1.70m )

## BEDROOM

11'8" x 10'11" (3.56m x 3.33m)

## DRESSING ROOM

8'2" x 7'0" (2.49m x 2.13m )

## ENSUITE

8'2" x 5'3" (2.49m x 1.60m )

## BEDROOM

13'6" x 11'0" (4.11m x 3.35m )

## BEDROOM

11'0" x 8'8" (3.35m x 2.64m )

## BATHROOM

13'9" x 7'4" (4.19m x 2.24m )

## FRONT ASPECT

## REAR ASPECT

## GARDEN

## MATERIAL INFO

Council Tax Band:

Heating: Air Source Heat Pump Underfloor

Services:

Mains electricity -

Mains gas -

Mains water -

Mains drainage - Treatment Plant

Other -

Broadband: Ultrafast Fire

Mobile Coverage:

O2 - Likely

EE - Likely

Three - None

Vodafone - Limited

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: None

Seller's Position: No Onward Chain

Garden Facing: North East

Non-Standard Features to note:

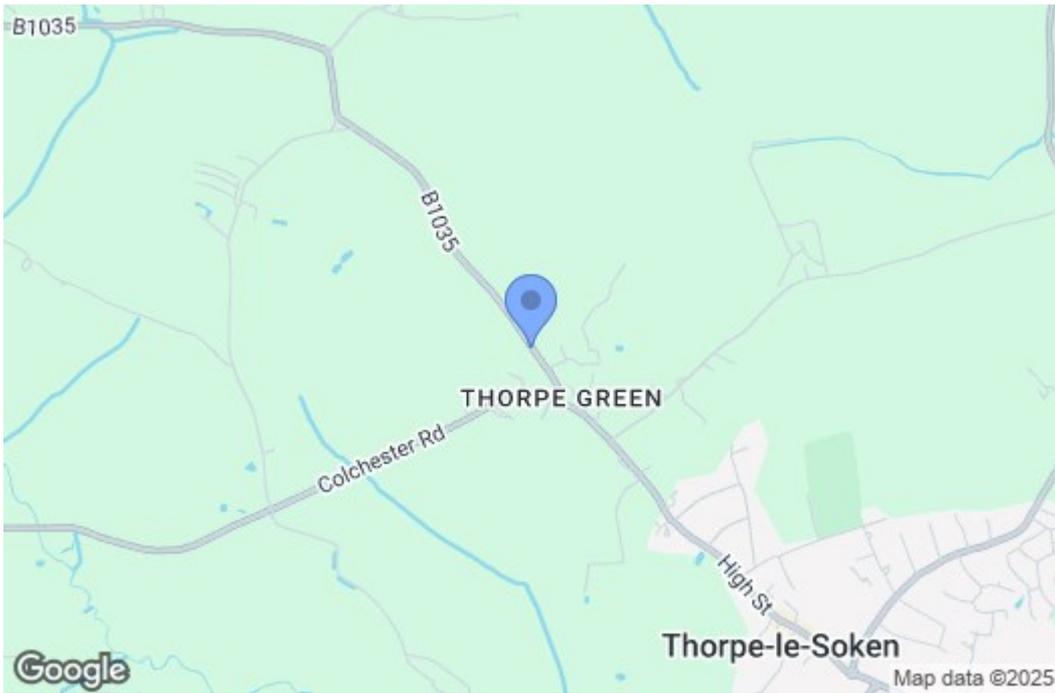
## AGENT NOTE

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.

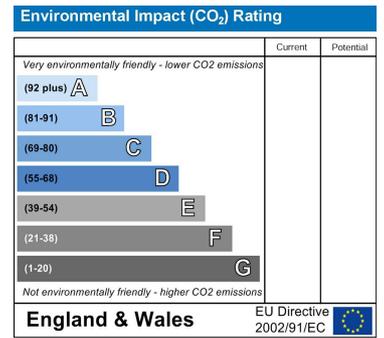
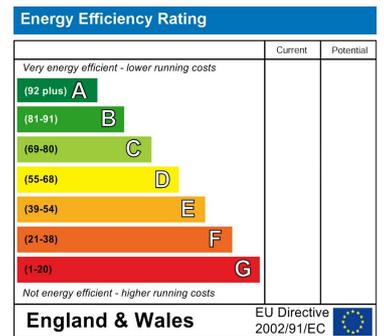
## ANTI MONEY LAUNDERING

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

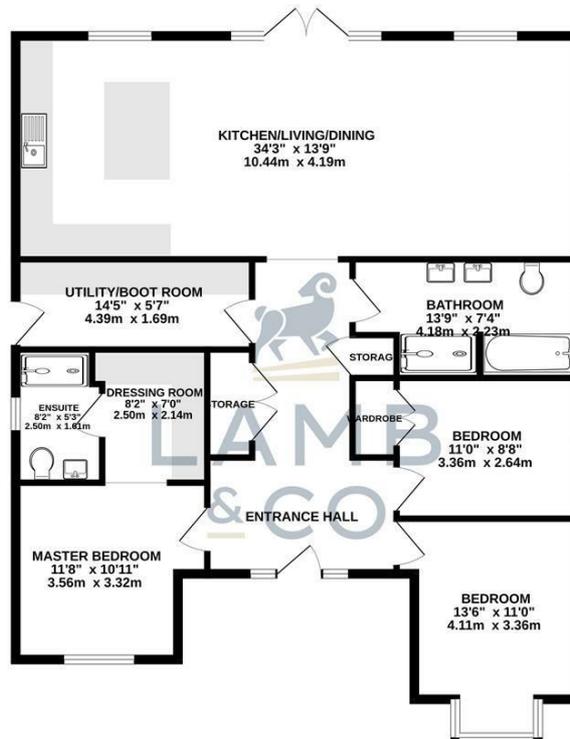


## EPC Graphs



## Floorplan

GROUND FLOOR  
1302 sq.ft. (121.0 sq.m.) approx.



TOTAL FLOOR AREA: 1302 sq.ft. (121.0 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 is given as to their operability or efficiency. Call for plans.  
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