



LAMB & CO

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THE OAKS, THORPE-LE-SOKEN, CO16 0AA

PRICE £650,000

**** SOLD PRIOR TO MARKETING **** '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

31'3" x 16'2" (9.53m x 4.93m)

UTILITY/BOOT ROOM

12'5" x 5'8" (3.78m x 1.73m)

BEDROOM

12'5" x 11'2" (3.78m x 3.40m)

DRESSING ROOM

8'6" x 6'8" (2.59m x 2.03m)

ENSUITE

BEDROOM

12'4" x 10'0" (3.76m x 3.05m)

BEDROOM

13'0" x 8'0" (3.96m x 2.44m)

BATHROOM

12'5" x 5'8" (3.78m x 1.73m)

GARDEN

FRONT ASPECT

REAR ASPECT

MATERIAL INFO

Council Tax Band: TBC

Heating: Air Source Heat Pump- Underfloor

Services:

Mains electricity -

Mains gas -

Mains water -

Mains drainage - Treatment Plant

Other -

Broadband: Ultrafast Fibre

Mobile Coverage:

O2 - Limited

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: None

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



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