



OAK VIEW PLACE

WESTLETON



Oak View Place is a stunning contemporary four bedroom home occupying an exceptional position only a short drive from the Suffolk Coastline.

Sitting in approximately an acre of private grounds surrounded by mature oak trees, the property offers a secluded and private setting just a short walk from the popular village of Westleton.

Oak View Place is accessed down a private drive leading to the property and the spacious double garage. You enter the property via a hallway with doors to the kitchen and living room. The generous kitchen/dining room is a beautifully light and bright room with bifold doors to the terrace area and a large island unit. A door leads through to the dual aspect sitting room with bifold doors to the terrace, and double doors to a further reception room which again has bifold doors to the terrace. The four spacious double bedrooms are all en-suite and offer views into the gardens. The accommodation is completed with a useful utility room and cloakroom.

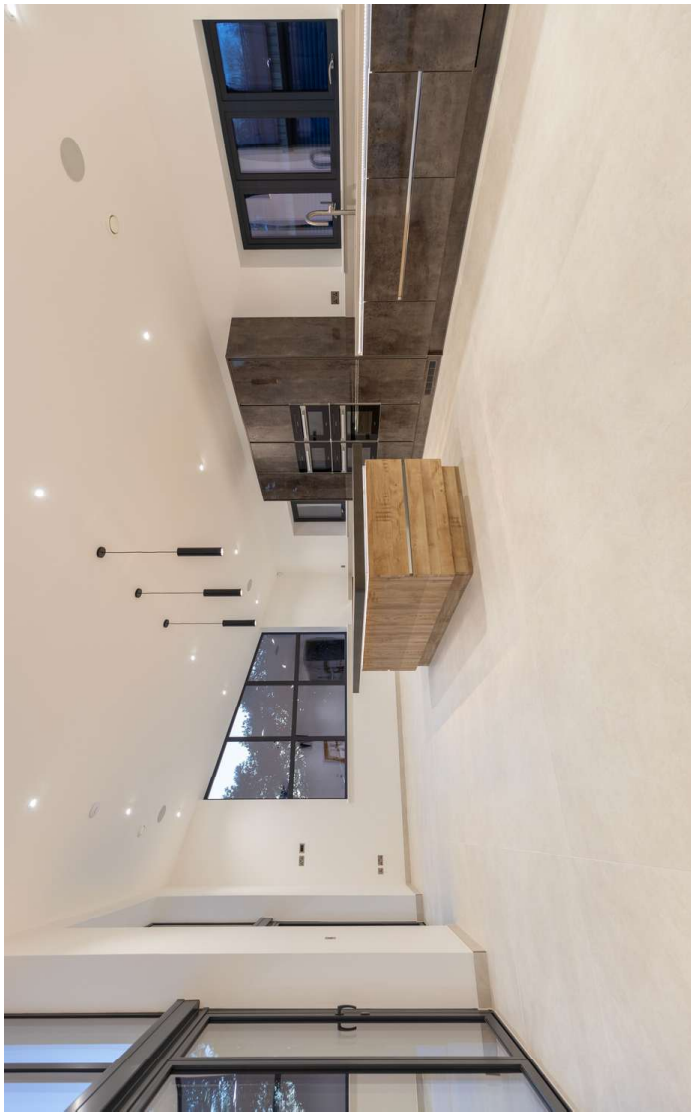
There is a large terrace providing a wonderful area to gather for al-fresco dining and socialising and to enjoy the views over the garden. The gardens are enclosed with willow fencing and laid to lawn with

ornamental trees dotted throughout.

In total, the development extends to over 4000sq.ft including the detached double garage.

The property has been sensitively designed with modern living and energy efficiency in mind. Tasteful nods to coastal living and use of raw materials add to the property's contemporary feel and appearance.

Westleton is an attractive village, well positioned for the coastline and popular beaches of Dunwich and Walberswick, just a short drive away. The village boasts a good range of amenities with a well stocked village store and post office, the impressive Westleton Crown Hotel and the White Horse public house. Nearby is the renowned RSPB Minstersmere nature reserve. The neighbouring town of Southwold is reachable in under 15 minutes and has become renowned for its thriving high street, pier, lighthouse and Adams Brewery.



2 4 4

TENURE

Freehold

EPC - A

LOCAL AUTHORITY

East Suffolk Council.

SERVICES

Mains water and electricity. Sewerage treatment plant. Optic fibre connection. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

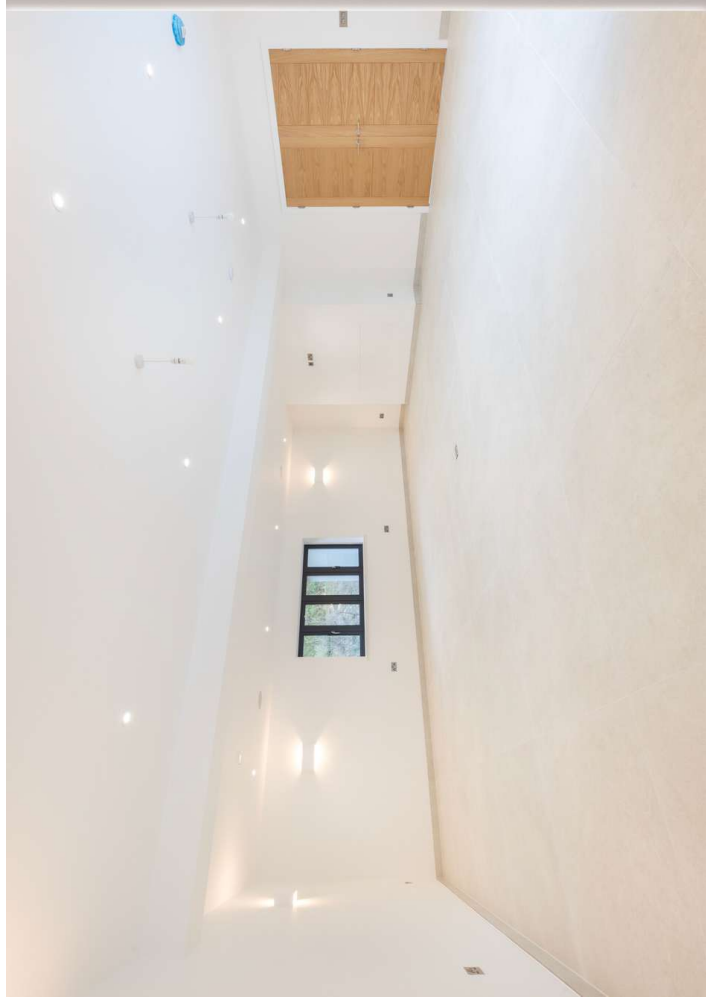
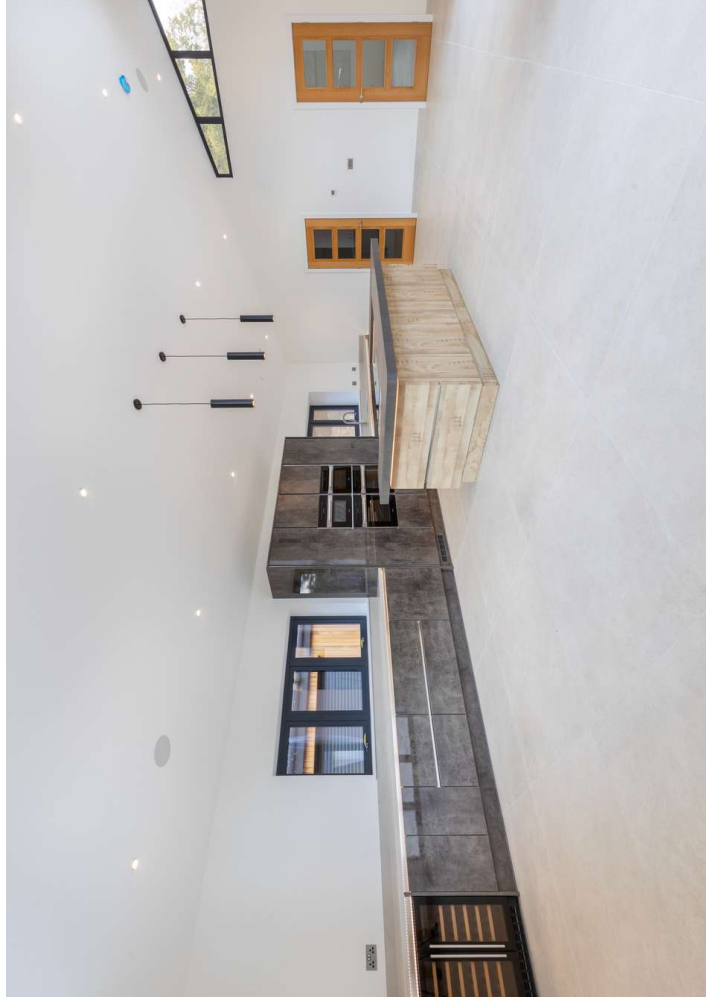
Strictly by appointment with the agent's Southwold Office.

SPECIFICATION

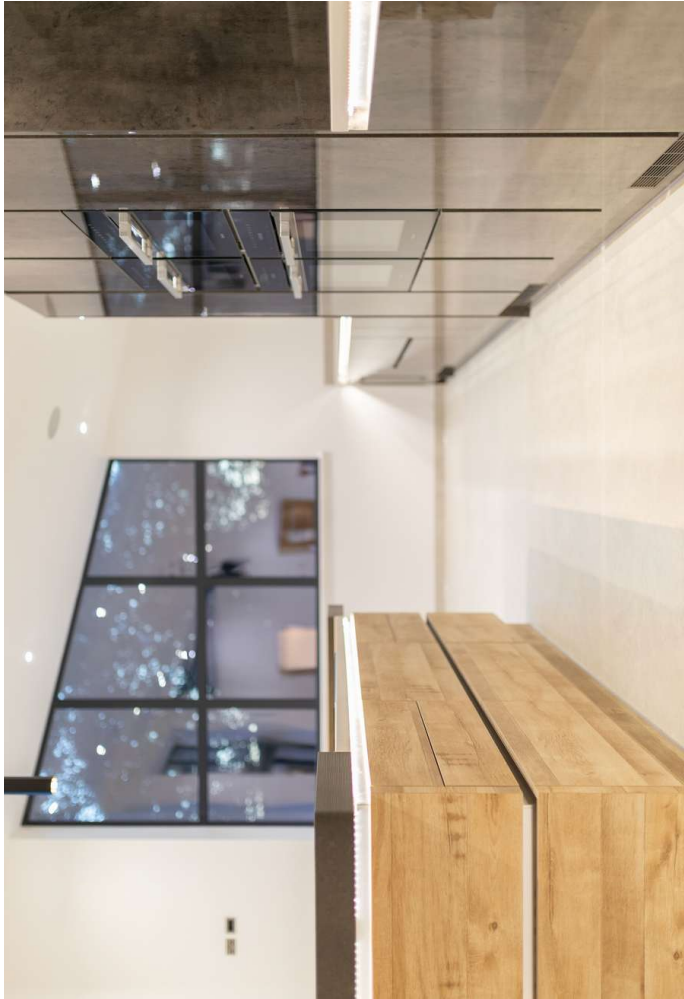
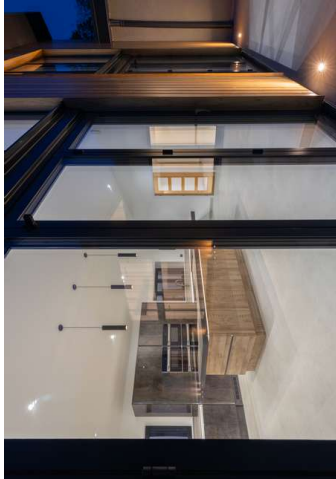
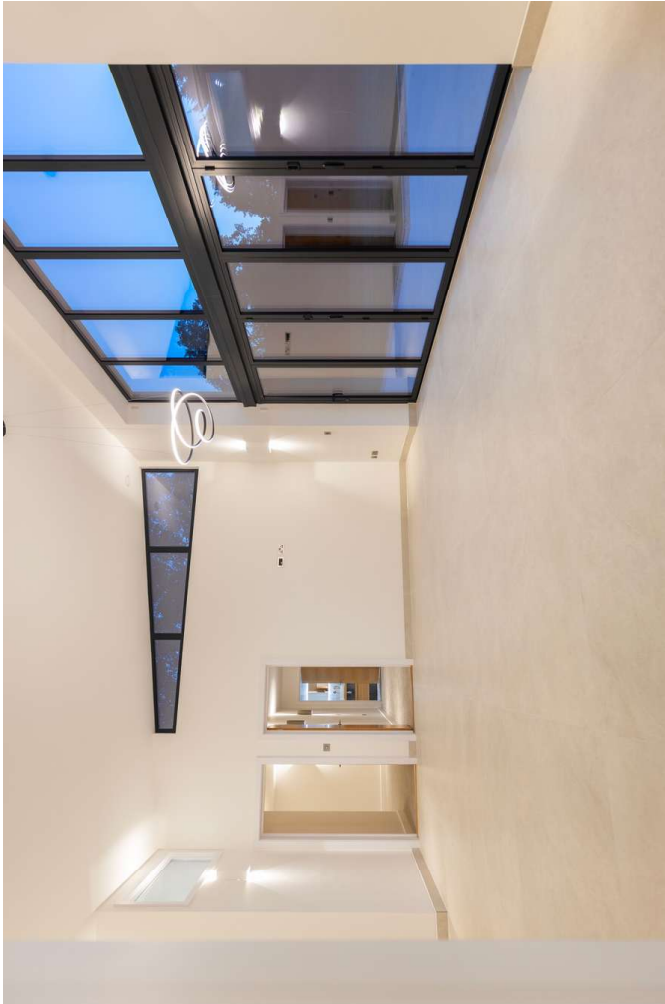
Please contact the agent for more information

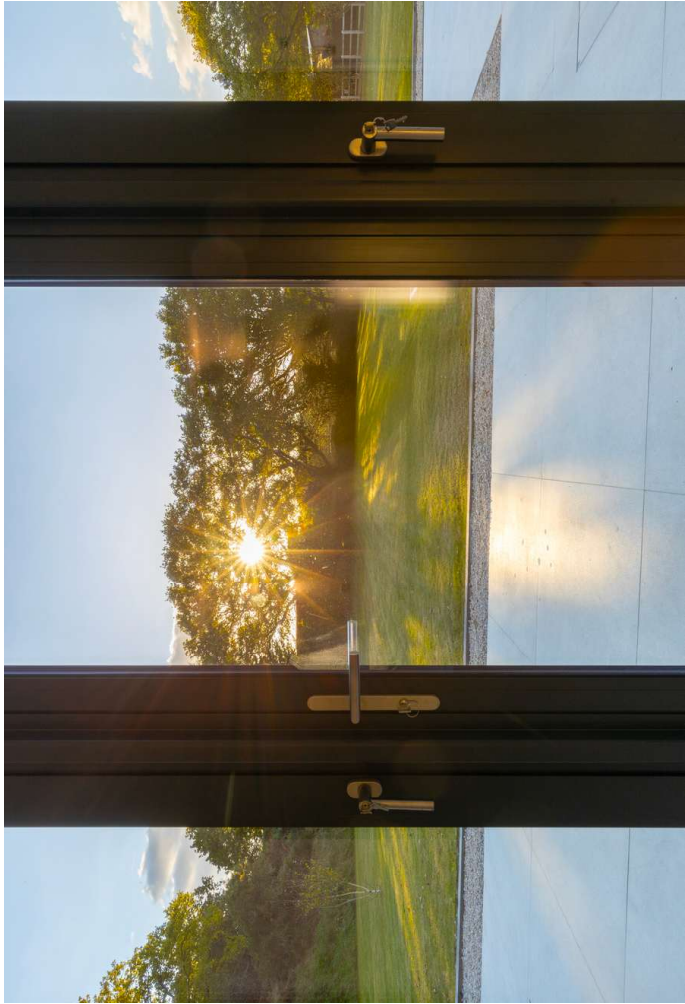
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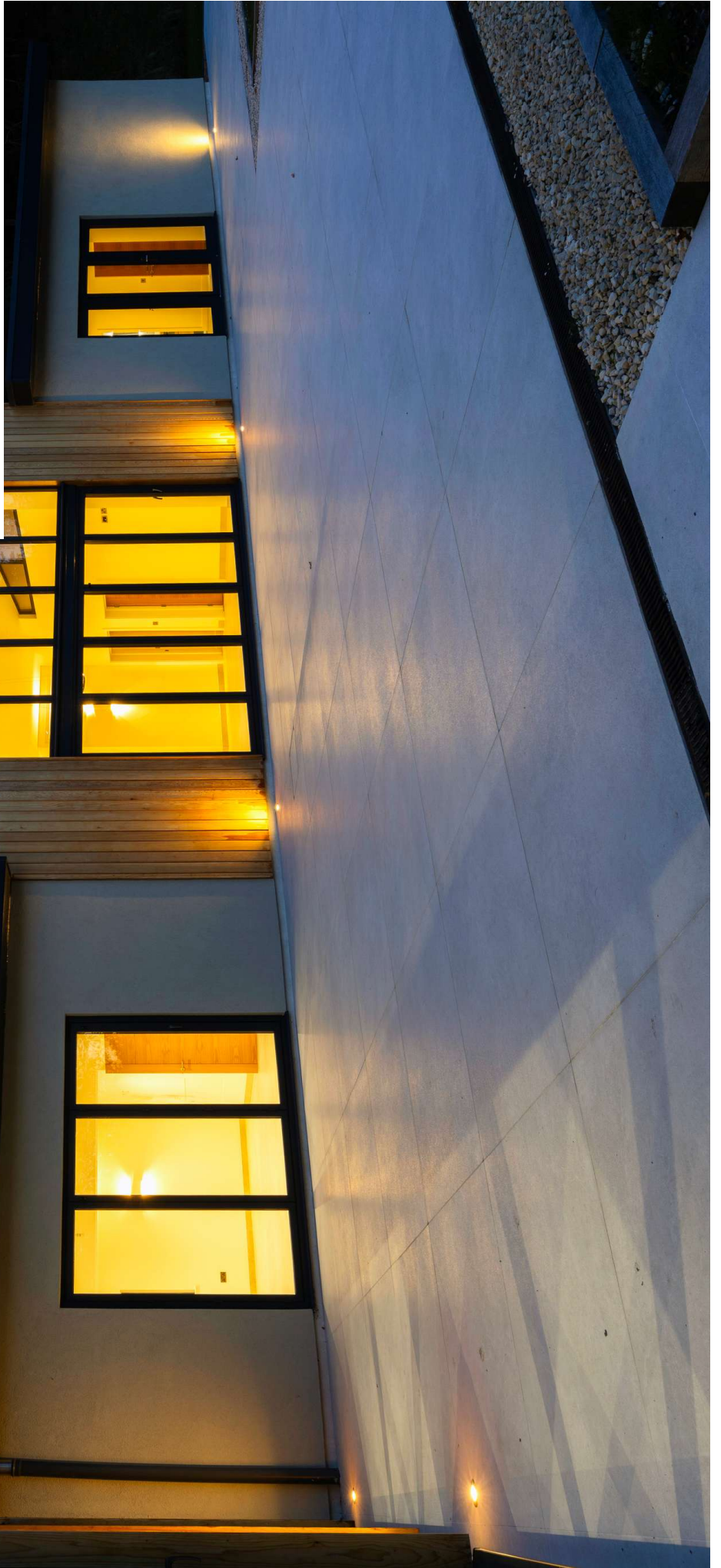
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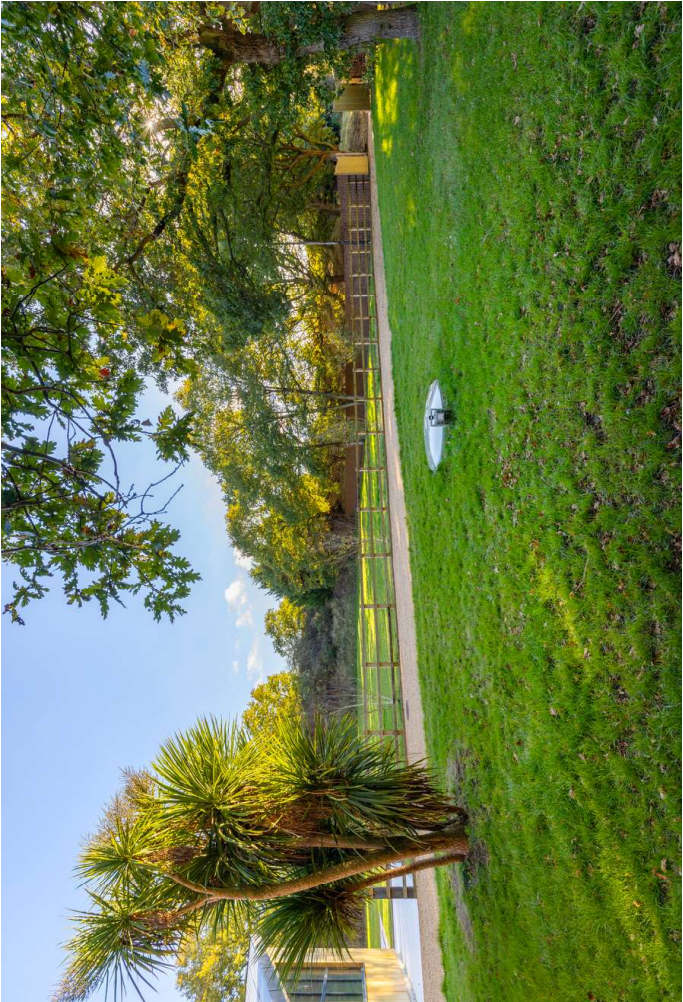


CONTEMPORARY
NEW HOME







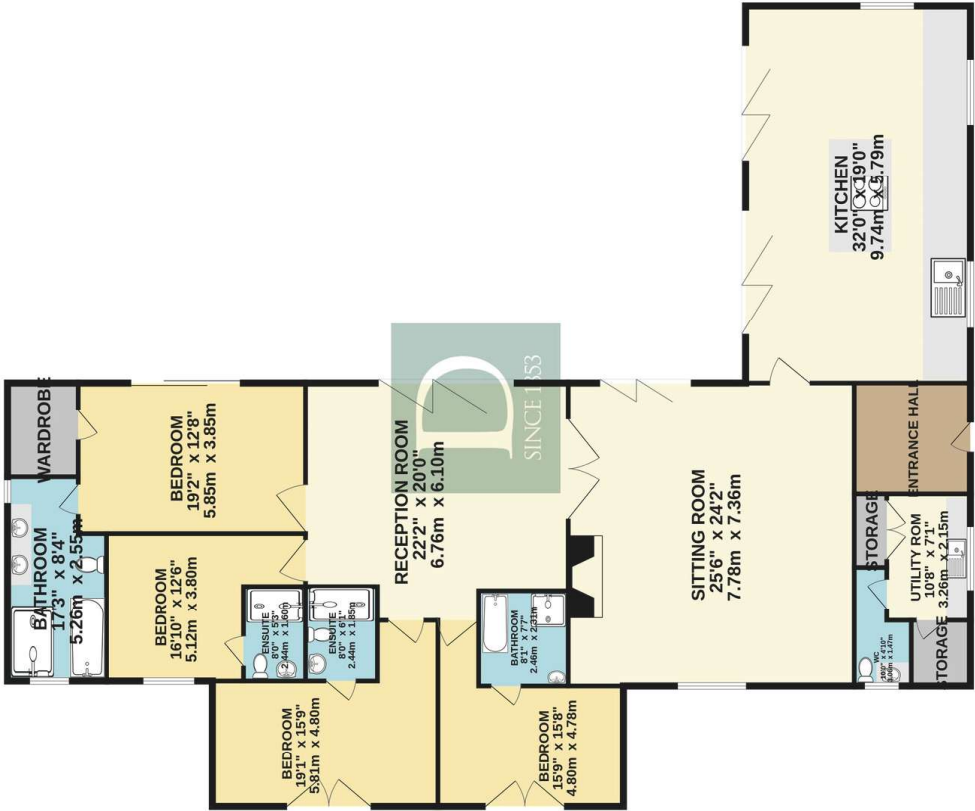








GROUND FLOOR
3013 sq.ft. (279.9 sq.m.) approx.



TOTAL FLOOR AREA: 3013 sq.ft. (279.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The floorplan is intended as a guide only and should not be used as a basis for any legal proceedings or prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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