Charles Wright
PROPERTIES

Selling Properties the Wright Way



Little Oaks Main Road

Shotley Gate, Ipswich, IP9 1PP

Guide price £695,000

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Description

A large chalet style house occupying a stunning elevated position with outstanding views over the River Orwell and up to Levington marina.
The property has been extended over a number of years, now offering some 3000sqft of versatile accommodation. The flexible ground floor accommodation is all laid off a wide central hallway with five good sized rooms as well as a kitchen/breakfast room and shower room and utility. This is complimented by four bedrooms, bathroom, shower room and laundry room and some great eaves storage.
There is plenty of parking to the front of the property, benefits from double glazing and expansive rear garden that extends to 1.42 acres with outstanding views.

Location

The property is situated on the popular Shotley peninsular approaching Shotley Gate which is at the point where the River Orwell meets the River Stour. The location is well know in the history book with reference of King Alfred and King Edward the third and became an important Naval training college. Shotley Gate has an excellent Marina, fabulous river walks, The Shipwreck pub and a foot and bicycle ferry to Harwich and Felixstowe.

Porch

9'1 x 6'2 (2.77m x 1.88m)
Window to front and side, tiled floor.

Reception Hall

13'10 x 10'6 (4.22m x 3.20m)
Stairs to first floor, 2 cloaks cupboard and 2 radiators.

Drawing Room

27 x 16'6 (8.23m x 5.03m)
Window to side and sliding patio doors to rear terrace, with views over the river, fireplace with open fire and 2 radiators.

Dining Room

17'1 x 12 (5.21m x 3.66m)
Patio doors to rear terrace with views of the River and 2 radiators.

Sitting Room

15'2 x 12 (4.62m x 3.66m)
Bay window to front, brick fireplace and raditor.

Study

16'5 x 10'4 (5.00m x 3.15m)
Window to front and radiator.

Bedroom One

11'10 x 10'5 (3.61m x 3.18m)
Window to front, fitted wardrobe and radiator.

Shower Room

6'7 x 5'9 (2.01m x 1.75m)
Window to side, low level wc, shower cubicle, wash basin and cupboard under and heated towel rail.

Store Room

7'11 x 5'8 (2.41m x 1.73m)
Window to side and radiator.

Kitchen/breakfast Room

20'6 x 16'6 (6.25m x 5.03m)
Window to side and patio doors to rear terrace with river views. Cream shaker units incorporating sink unit and single drainer with cupboards under, plumbing for washing machine, adjacent work surfaces with cupboards and drawers under, with integrated dishwasher. Rangemaster stove, dresser unit, wall cupboard with space for an American style fridge/freezer. cupboard housing oil fired boiler and space for tumble dryer and 2 radiators.

Landing

Radiator.

Bedroom Two
16'10 x 14'2 (5.13m x 4.32m)
Window to rear and side with views over the River, fitted wardrobes. eaves cupboards and 2 radiators.

Bedroom Three
14 x 11'1 (4.27m x 3.38m)
Window to front, eaves cupboards and radiator.

Bedroom Four
12'8 x 10'6 (3.86m x 3.20m)
Window to side with views up the river, eaves storage and radiator.

Bedroom Five
12'8 x 9'10 (3.86m x 3.00m)
Window to front and radiator.

Bathroom
12'9 x 6'9 (3.89m x 2.06m)
Window to side, panelled bath, wash basin and cupboard under, low level wc, built in airing cupboard and hot water tank and heated towel rail.

Shower Room
8'9 x 7'2 (2.67m x 2.18m)
Fully tiled shower cubicle, low level wc, wash basin and cupboard under, walk in eaves cupboard and radiator.

Linen Room
12'8 x 5'6 (3.86m x 1.68m)
shelving and radiator.

Outside and Gardens
Hard standing to the front of property offer ample parking for a number of vehicles with a mature tree. The expansive rear garden has a terraced to immediately rear of the property with views over the garden and river beyond. There are splendid views from almost all the garden, out across and up the river towards Levington. The garden is laid to lawn with numerous mature trees, ornamental fish pond, sunken garden, where the swimming pool originally was., flower and shrubs beds. Summer House, Store Room, Store Room 9'8 X 8, Tractor shed, 17'9 x 9'10, outside wc, 3 stores and green house. In all gardens extend to 1.42 acres.

Agents Notes
Mains water, drainage and electricity are connected to the property, with oil central heating.
Council Tax: Band E
Local Authority: Babergh District Council
EPC: Band F
Tenure; Freehold






Road Map



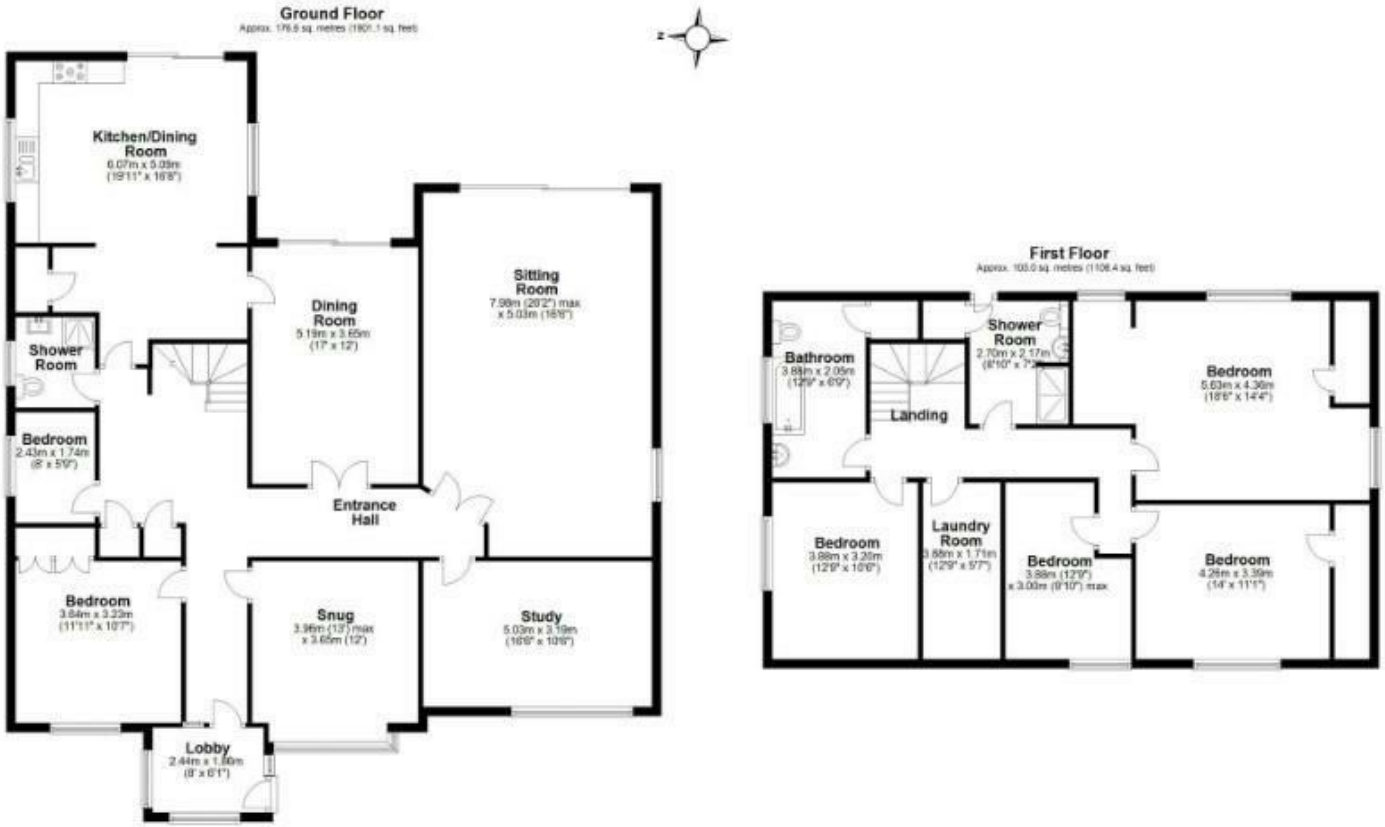
Hybrid Map



Terrain Map



Floor Plan

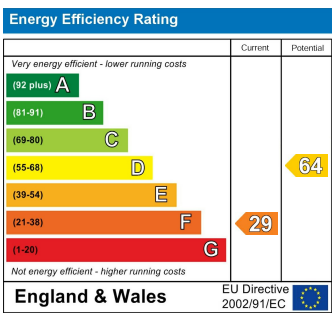


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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