



38 Islington
Titchmarsh, NN14 3DG



Simpson & Partners



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About the Property

Occupying an enviable position within the highly sought-after village of Titchmarsh, Oak Close House is an exceptional detached residence set within beautifully established grounds, offering an increasingly rare combination of space, privacy and future potential.

Approached via a generous driveway and enjoying a substantial plot, this impressive home presents a unique opportunity for discerning purchasers seeking a village lifestyle with scope for further enhancement. Planning permission has already been granted for the conversion of one of the paddock/outbuilding areas into a separate three-bedroom detached bungalow, creating exciting possibilities for multi-generational living, guest accommodation or ancillary income potential. The main residence also offers further scope for extension with approved planning consent already in place. The well-proportioned accommodation is thoughtfully arranged and comprises a welcoming entrance hall with cloakroom/WC, a stylish kitchen/breakfast room featuring a traditional Aga, a practical utility room, an elegant dining/reception room ideal for entertaining, and a generous sitting room overlooking the grounds.

To the first floor are three substantial double bedrooms, each offering excellent proportions and versatility, together with a well-appointed family bathroom. Externally, Oak Close House truly comes into its own. The mature gardens provide a wonderful sense of seclusion, with expansive lawns, established planting and a variety of seating areas perfectly positioned to enjoy the surrounding countryside setting. Beyond the main garden lies the paddock area, located to the rear of the garage and driveway, with the section highlighted in orange benefiting from approved planning consent. Further details are available under the relevant planning reference.

A property of this calibre, with significant development potential and a prestigious village setting, is seldom available. Early viewing is strongly recommended.

£835,000



Entrance Hall:

Cloakroom w/c:

Kitchen Breakfast Room:

Utility Room:

Dining Room:

Living Room:

First Floor Landing:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Bathroom:

Planning Applications-

Orange Highlighted Area - Planning permission granted for a 3 bedroom detached bungalow. Application ref. NE/25/00687/PIP

Extension to main residence - Previously granted, planning has lapsed and is due for renewal imminently.













Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The floor plan shows a layout with the following rooms and features:

- WC**: Located at the top left.
- UTILITY ROOM**: Located at the top center, adjacent to the WC.
- KITCHEN/BREAKFAST ROOM**: Located at the bottom left.
- DINING ROOM**: A large central room.
- LIVING ROOM**: A large room on the right side.
- Staircase**: Situated between the Dining Room and the Living Room, with an arrow pointing 'UP'.

The floor plan shows a rectangular layout. On the left is a large bedroom (BEDROOM 2) with a walk-in storage area (WALK IN STORAGE) attached to its top wall. To the right of Bedroom 2 is a central landing area with a staircase labeled 'DOWN'. To the right of the landing is a bathroom (BATHROOM). To the right of the bathroom is another bedroom (BEDROOM 1). A third bedroom (BEDROOM 3) is located between Bedroom 2 and Bedroom 1, sharing a wall with the landing. The plan includes doors for each bedroom and the bathroom, and a door leading from the landing to Bedroom 1.

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