Chartered Surveyors / Estate Agents

Clarke & Simpson









Oaklea, Low Street, Badingham, Suffolk IP13 8JS

A three bedroom detached cottage-style house, centrally located in the popular village of Badingham, just a short drive from the market town of Framlingham.

Guide Price £495,000 Freehold

P7747B

Summary

Entrance hall, kitchen/breakfast room, sitting room, conservatory, utility room, boot room and cloakroom.
Principal bedroom with en-suite facilities and dressing area, two further bedrooms and a family bathroom.
Enclosed rear garden backing onto a meadow.
Rural views to the front.
Driveway providing off-road parking for three to four vehicles.
Single garage.

No onward chain.

Location

The popular village of Badingham benefits from a popular public house, The White Horse, and a village hall. Within 4 miles is the market town of Framlingham, which offers an excellent range of facilities including public houses, restaurants, a Co-operative supermarket, a dentist and medical practice. The town also benefits from well-respected schools in both the state and private sector. From the A1120 there is easy access to the Heritage Coast with its delightful coastal villages and towns such as Aldeburgh, Thorpeness, Dunwich and Southwold. Ipswich is approximately 19 miles and here there are more comprehensive facilities as well as regular train services to London's Liverpool Street station that take just over the hour.

Description

Oaklea is a charming three-bedroom detached cottage-style house, built circa 2000 and purchased by the current owners in 2013. The property is located in the heart of the well-served and sought-after village of Badingham, constructed with attractive red brick elevations beneath a pitched tiled roof. The property offers well-laid-out accommodation over two floors. The property benefits from underfloor heating to the ground floor (with the exception of the boot room) and oil-fired central heating to the first floor, supplied via a boiler to radiators throughout. It also features a mixture of UPVC and wooden double-glazed windows throughout.

The entrance porch opens into a welcoming entrance hall, which features ceramic tiled flooring and doors leading to the sitting room, cloakroom, and kitchen/breakfast room. Stairs rise to the first-floor landing. The door to the sitting room opens into a bright and well-proportioned dual aspect room with a red brick central fireplace with a recessed wood-burning stove, on a slate hearth, exposed floor boards and the windows to the front take in elevated views over the neighbouring countryside. French-style doors open into the conservatory, which features ceramic tiled flooring, UPVC windows and doors, and a warm slate roof, making it a comfortable and versatile space for use throughout the year.

From the sitting room, a door opens into the dining room, which features windows to the rear aspect, exposed floorboards, and a range of useful built-in storage cupboards. A door from here leads back to the kitchen/breakfast room, fitted with a matching range of wall, base, and display units. There is a twin Belfast sink with mixer tap over and tiled splashbacks set against wooden worktops. The remaining units feature roll-top work surfaces with an inset four-ring electric hob, stainless steel extractor hood above, and electric oven and grill below. There is space and plumbing for a dishwasher, along with additional space for further appliances. The kitchen is finished with recessed lighting and ceramic tiled flooring. A door from here leads into the utility room, which includes an internal window to the rear, space and plumbing for a washing machine beneath a worktop, and shelving providing additional storage. The ceramic tiled flooring continues through to the adjoining boot room, where double French-style doors open out to the garden, with further windows to the side and rear. There is a range of useful storage cupboards set beneath wooden worktops, along with an electric wall-mounted radiator. From the entrance hall, a door leads to the cloakroom, which is fitted with a close-coupled WC, a wall-hung basin with tiled splashbacks, wall-mounted lighting, an extractor fan, and a ceramic tiled floor.

The staircase rises to the first-floor landing, where there is access to the loft and an airing cupboard fitted with slatted shelving, offering useful additional storage. A large front-facing window provides lovely views over the surrounding farmland. From the landing a door leads to the principal bedroom, a generous dual-aspect double room. A door opens into the en-suite, which features a built-in shower cubicle with a mains-fed shower, a pedestal hand wash basin with light and mirror above, a close-coupled WC, eaves storage, a rear Velux skylight and a built-in double wardrobe with a hanging rail and shelf above. Bedroom Two is another spacious double bedroom, positioned at the rear, with exposed floorboards and a built-in double wardrobe with hanging rail and shelf above. Bedroom three is a smaller double room with a front-facing window overlooking rural farmland, also benefiting from a built-in double wardrobe with hanging rail and shelf above, along with exposed floorboards. The family bathroom, with a rear-facing window, is fitted with a white suite comprising a large panelled bath with mixer tap and hand-held shower attachment, a close-coupled WC, and a vanity basin with mixer tap, mirror above and storage below. The walls are finished with ceramic tiling, and there is an extractor fan.

Outside

The property is approached from the highway through double wrought-iron gates, opening onto a block-paved and gravel driveway that provides off-road parking for up to four vehicles. The driveway is bordered by mature hedging and shrub planting, enclosed by additional hedging and panel fencing. To the side, the larger-than-average garage houses the oil-fired boiler and pressurised water cylinder. It offers double opening front doors, power and lighting, a range of wall-mounted cupboards, a sink unit with space for appliances beneath, and a personnel door leading to the garden.

The rear garden is tiered, with a landscaped terrace immediately behind the property featuring raised borders stocked with flowers and shrubs. Steps rise to the main garden, which is predominantly laid to lawn and includes a summer house, timber storage shed, and pergola. The garden is enclosed by hedging and post-and-rail fencing and backs onto a fenced meadow, offering a high degree of privacy and a wonderfully unoverlooked setting.
























HOME

















Directions
Leaving Framlingham via Badingham Road, continue for approximately three miles. At the T-junction, turn right onto the A1120 towards Badingham. As you enter the village, take the first left just before the Badingham White Horse public house, then follow Low Street. Oaklea is located a short distance along on the right-hand side.

For those using the What3Words app:///consented.coconuts.sandwich

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Oil-fired central heating.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

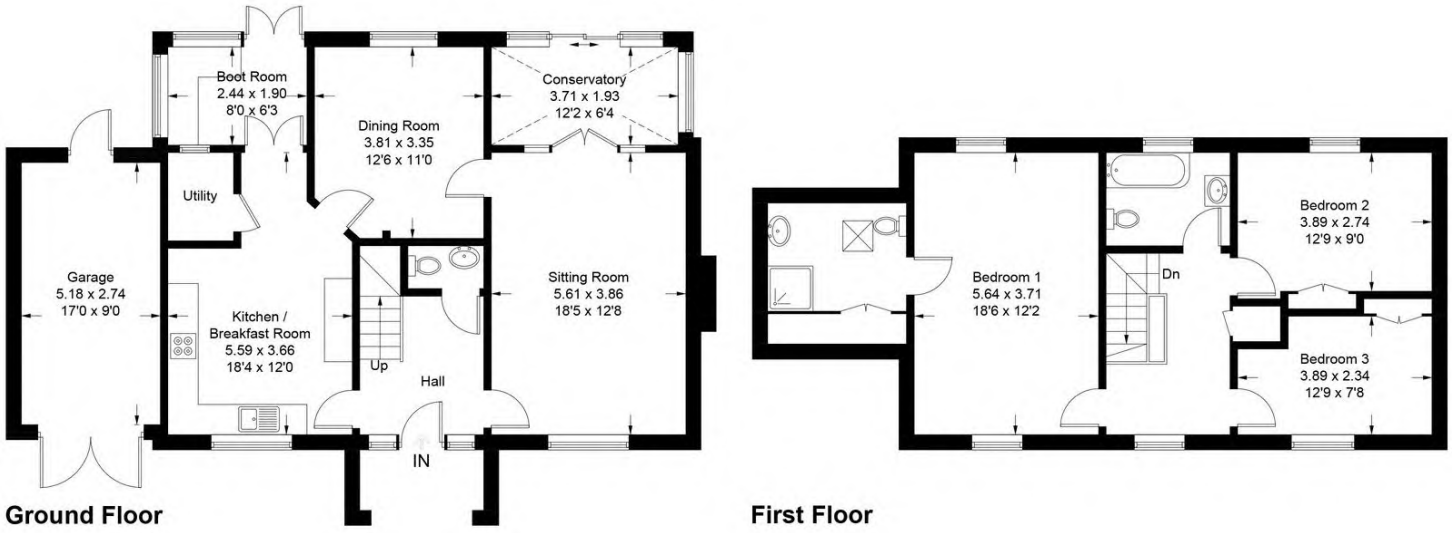
EPC Rating = D (Copy available from the agents upon request).

Council Tax Band E; £2,798.03 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

Oaklea, Badingham

Approximate Gross Internal Area = 144.6 sq m / 1556 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 159.3 sq m / 1714 sq ft



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NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.



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