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

PRICE £650,000

** LAST REMAINING PLOTS ** '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

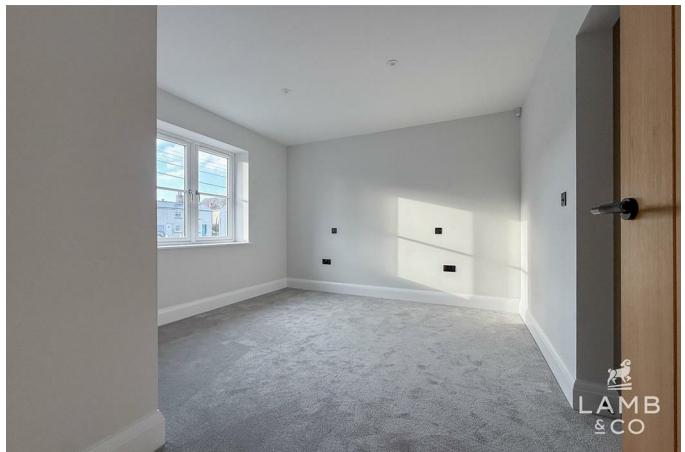
- Three Bedroom Detached Bungalow
- Completion from June 2025
- Luxury Finish
- Open Plan Living
- Boutique Development
- Just Two Plots Remaining
- Solar Panels
- EPC A*

ENTRANCE HALL



BEDROOM

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



KITCHEN/LIVING/DINING

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



DRESSING ROOM

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



UTILITY/BOOT ROOM

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



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

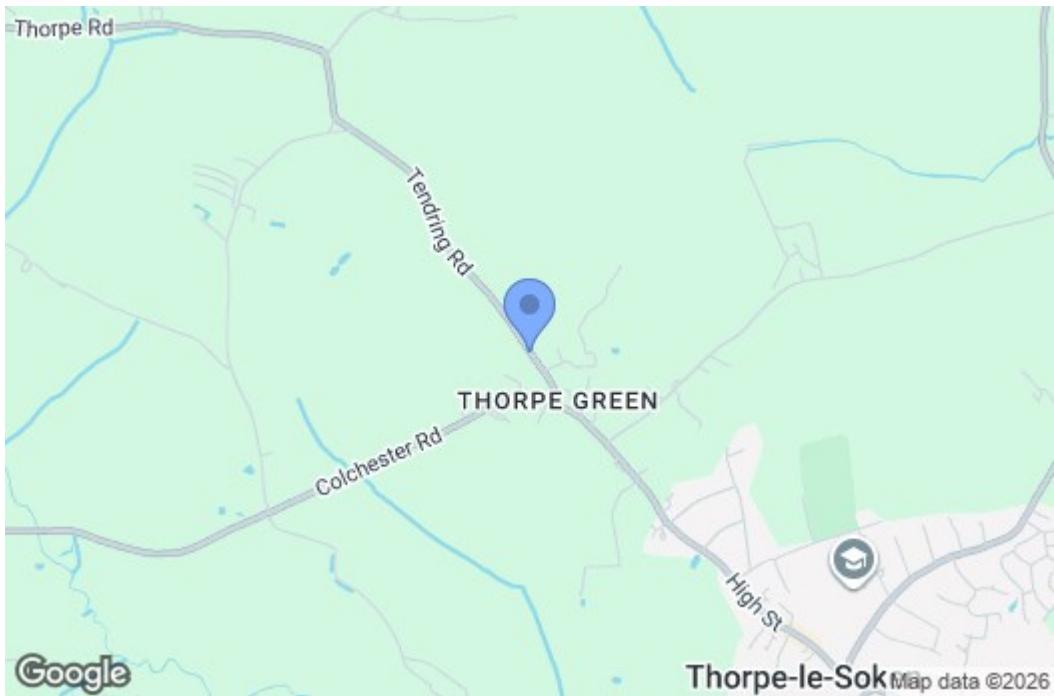
ANTI MONEY LAUNDERING

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

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.