Chartered Surveyors / Estate Agents

Clarke & Simpson









# Chestnut House, 1 Twin Oak Drive, Badingham, Suffolk IP13 8LH

A striking, newly renovated four bedroom house with landscaped gardens, set along Mill Road on the outskirts of the popular rural village of Badingham.

**Guide Price £525,000 Freehold**

P7990J

## *Summary*

**Entrance hall, 21'7 x 12'0 sitting room, kitchen/dining room, utility room/rear hall, ground floor bedroom and ground floor bathroom.**
**Landing, principal bedroom with en-suite shower room, two further bedrooms and bathroom.**
**Generous shingled driveway for the parking of four/six vehicles.**
**Landscaped rear garden with patio areas and pergola.**
**Planning Permission for a detached double garage.**

## *Location*

This property is set along Twin Oak Drive, just off Mill Road on the edge of this popular rural village. Badingham has a public house, The White Horse, within a short drive and the nearby village of Peasenhall has a selection of local shops. The historic town of Framlingham, about 3 miles to the south-west, offer excellent facilities for most day to day needs as well as having excellent schooling in both the state and private sectors. The property is understood to be situated within catchment for Dennington Primary School and Thomas Mill High School. The nearest railway station is at Saxmundham where there are connections through to Ipswich and some direct trains through to London's Liverpool Street Station. The Heritage Coast at Aldeburgh is within about 10 miles and the County town of Ipswich lies about 20 miles to the south-west.

## *Description*

Chestnut House has been extensively renovated and refurbished creating an impressive, contemporary-styled four bedroom house on a generous plot with landscaped gardens.

In all, the accommodation extends to over approximately 1,300 sq. ft (123 sqm) with a wood effect composite front door that opens into an entrance hall with herringbone laid wood effect flooring and stairs that rise, via a half-landing, to the first floor. A door from the entrance hall opens into the 21'7 x 12'0 sitting room with aluminium framed bi-fold doors that open onto the patio and garden, together with a large window on the front elevation overlooking the driveway. The focal point of this light room is the fireplace containing the woodburning stove set on a raised slate style hearth.



A second door from the entrance hall opens into the kitchen/dining room. Another light room with large casement windows overlooking the rear garden and fitted with an extensive range of cupboard and drawer units set beneath quartz worksurfaces that incorporates a mixture of Smeg and Neff appliances. Herringbone laid wood effect flooring to match the hallway, a useful shelved larder and door through to the utility/rear hall, with part-glazed door providing access to the garden, and a matching range of units. From here there is access to the ground floor suite, which comprises a good size double bedroom with window overlooking the front garden and driveway, together with a well fitted separate and independent bathroom, that has also been styled in a contemporary fashion.

On the first floor there is a galleried style landing, with window providing a good degree of light, and door to the airing cupboard. Doors from the landing provide access to the principal bedroom with well fitted en-suite shower room, two further light and bright bedrooms, together with a bathroom.

The extensive renovation and refurbishment programme left no stone unturned; the entirety of the roof was overhauled and new levels of insulation added, a new central heating and hot water system was installed serving the replacement bathrooms and en-suite shower room, the property was re-wired and an impressive, high quality new kitchen was installed. All of the windows and doors were replaced, and new floor coverings installed throughout, comprising a mixture of wood effect LVT, carpet and tiling.

Outside a large shingled driveway has been created, that is sufficiently large enough for four to six vehicles, as well as hard and soft landscaping works, including paved pathways and patios, and turfed front and rear gardens.

It should be noted that the property benefits from planning permission to erect a garage if required – plans are available on request.























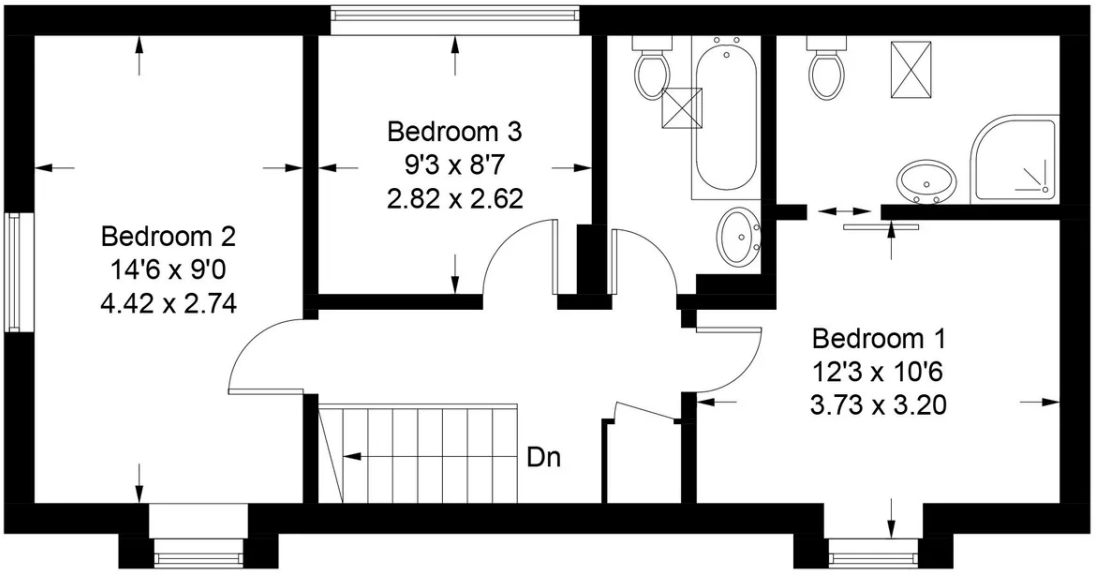




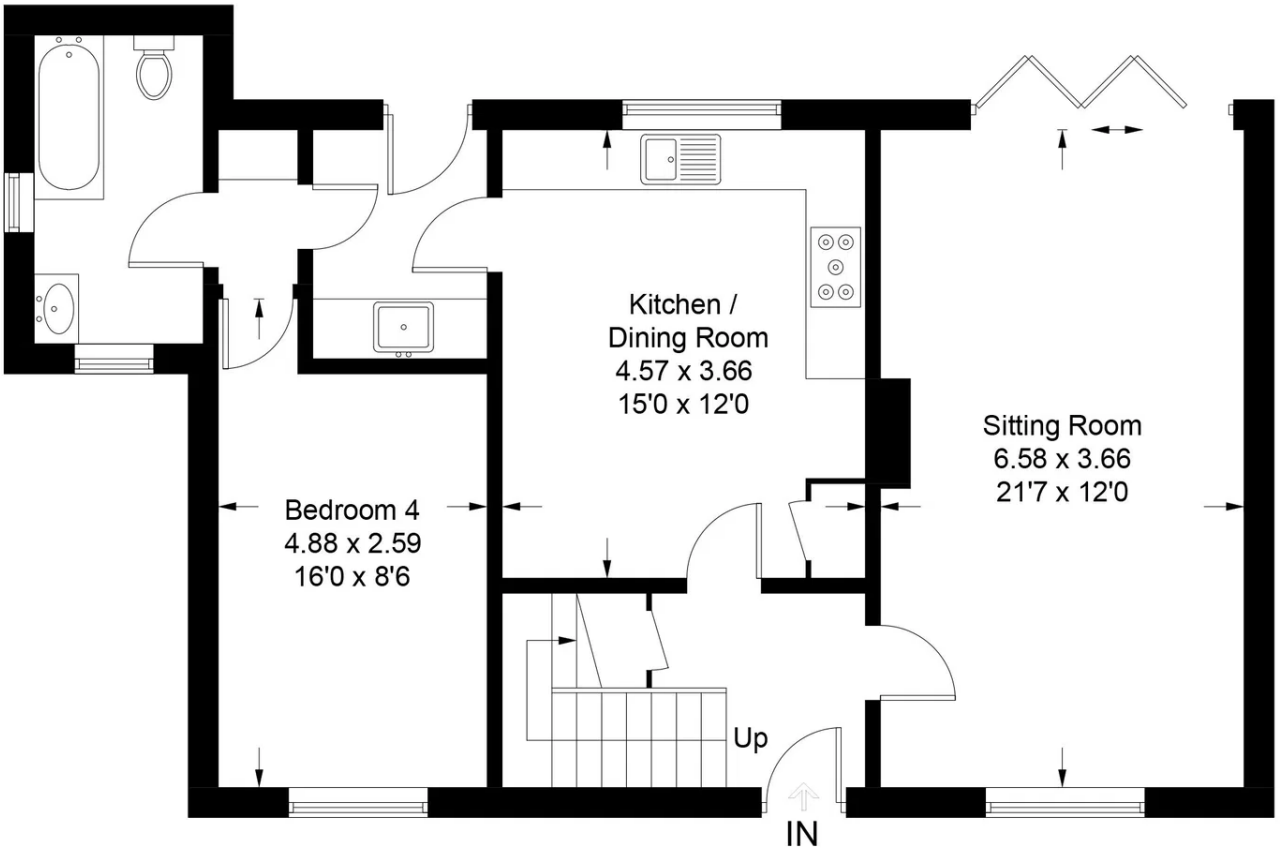


# 1 Twin Oak Drive, Badingham

Approximate Gross Internal Area = 123.0 sq m / 1324 sq ft




## First Floor




## Ground Floor

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Produced for Clarke and Simpson



***Directions***
Leaving Framlingham on the Badingham Road pass Shawsgate Vineyard on the left hand side. Continue for approximately 2 miles and at the junction with the A1120 turn right. On entering the village of Badingham turn left before the White Horse Public House into Low Road. Take the next turning right into Mill Road. Continue along Mill Road, turning right onto Twin Oak Drive where the entrance to the property will be found immediately on the left hand side. **For those using the What3Words app: ///woods.firelight.pitchers**

***Viewing*** - Strictly by appointment with the agent.
***Services*** - Mains electricity, water and drainage. Oil-fired boiler serving the central heating and hot water systems.
***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 = C (Copy available from the agents upon request).
***Council Tax*** Band B: £1,780.57 payable per annum 2026/2027
***Local Authority*** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

**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. Prospective purchasers should note that the land beyond the rear garden benefits from planning permission for the construction of two detached dwellings. Further information is available on request.
4. Some of the internal photographs have CGI staging.

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