

38 Islington

Titchmarsh, NN14 3DG

Simpson & Partners


38 Islington
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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 in principle, 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 - Planning permission granted. Application ref. 25/01921/HFUL








BREAD







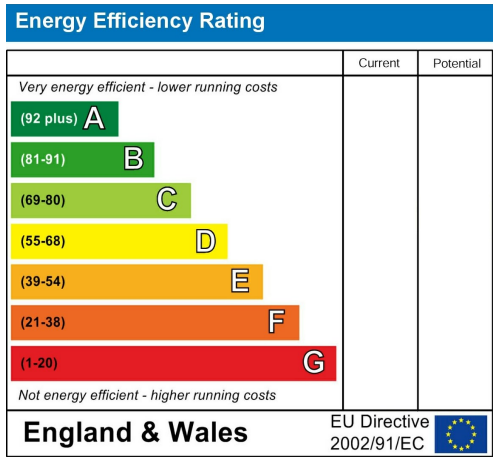




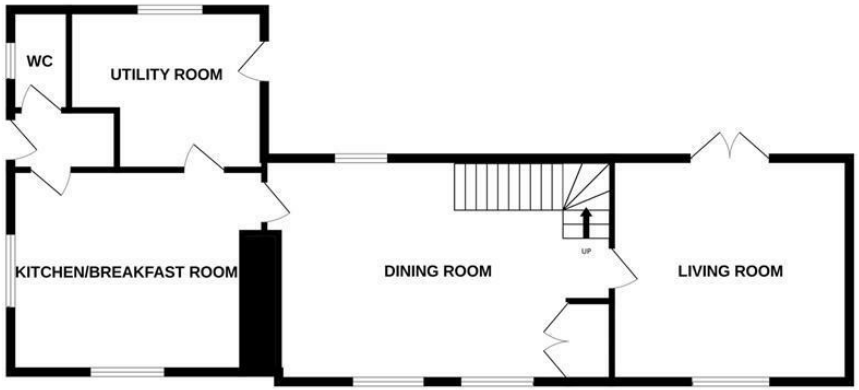




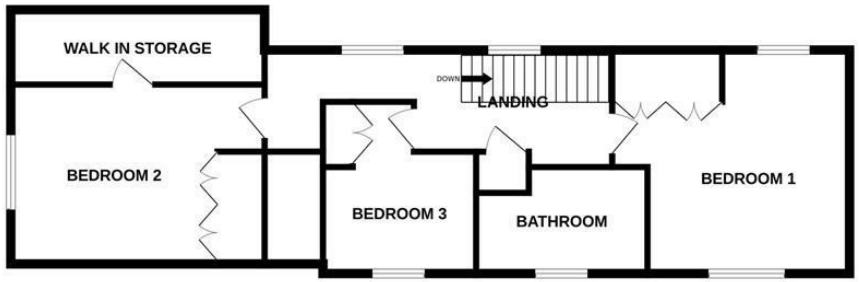



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC

GROUND FLOOR

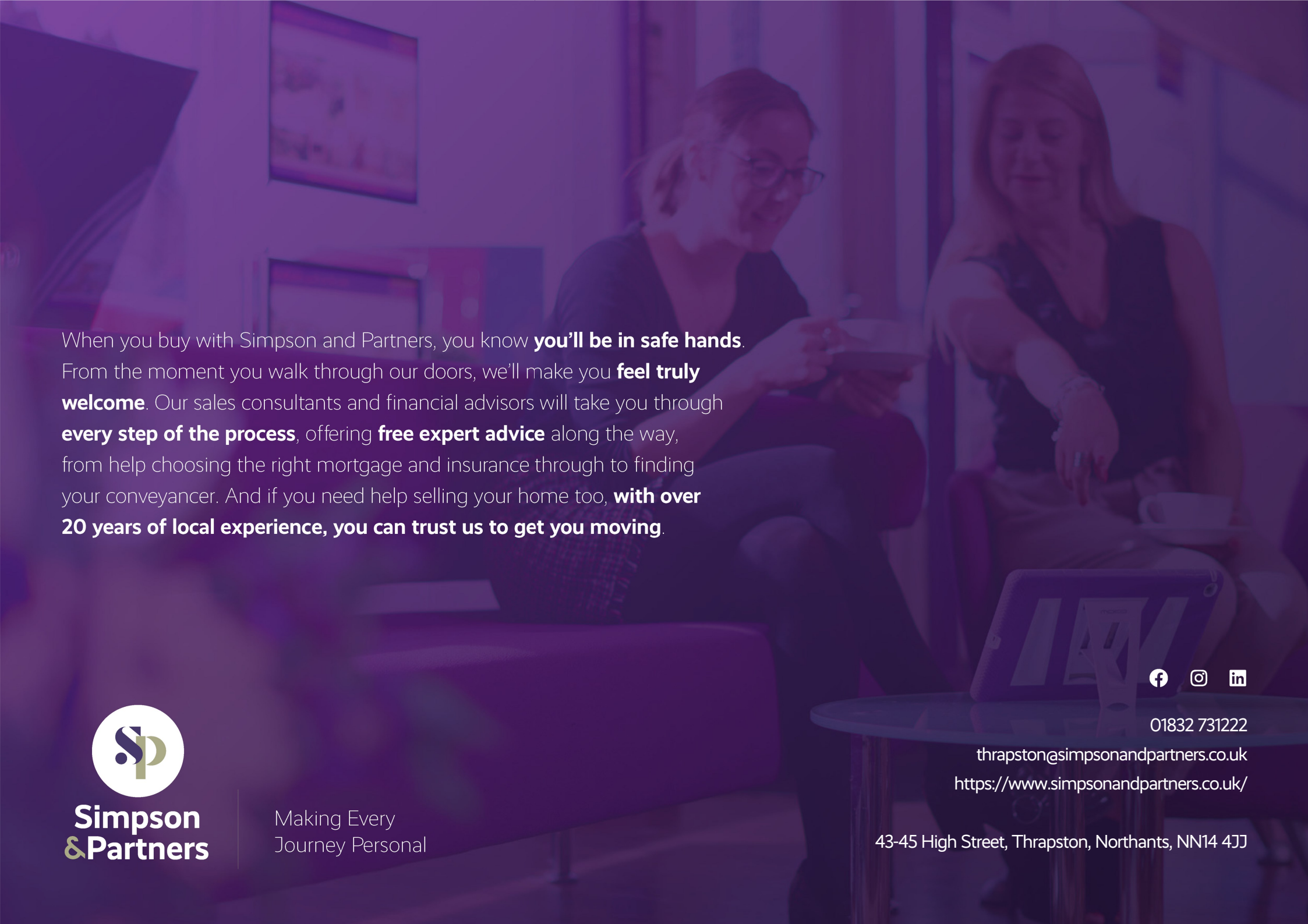


1ST FLOOR



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