



3 Oak Tree Close
Hollesley | Suffolk | IP12 3QW

Coastal Calling



Set in the Suffolk village of Hollesley, this spacious four-bedroom chalet-style home puts coast, countryside and village life close at hand. Built in 2007 and extending to around 1,635 sq ft, its flexible layout includes three first-floor bedrooms and a ground floor bedroom suite with dressing room and wet room, ideal for single-level or multigenerational living. Generous reception spaces include a double-aspect sitting room with open fireplace, while outside is a low-maintenance garden. Village amenities are within walking distance, with the coastal hamlet of Shingle Street nearby and Woodbridge within easy reach.



KEY FEATURES

- Detached chalet-style home built in 2007
- Approximately 1,635 sq ft of flexible accommodation
- Four bedrooms with two ensembles
- Ground floor bedroom suite with dressing room and wet room
- Generous living room with open fireplace
- Underfloor heating throughout the ground floor
- Low maintenance garden with newly laid patio
- Walkable village amenities and within easy reach of Woodbridge and the coast

Tucked away in the Suffolk village of Hollesley, this detached chalet-style home has more space than its exterior might first suggest. Built in 2007, the layout makes particularly good use of the ground floor. The house was originally built to suit its owners' requirements, with the ability to live predominantly on one level an important part of the brief. The result is a home with plenty of flexibility for different ages and stages of family life.

Step Inside

The front door opens into a particularly generous central hallway, with the main rooms arranged around it and zoned underfloor heating running throughout the ground floor. The kitchen and breakfast room is an easy, everyday space, with the kitchen arranged to one end and plenty of room for a table and chairs at the other. A built-in fridge and hob are included, along with space for a dishwasher.



KEY FEATURES

A separate utility room provides space for a washing machine, keeping laundry and household clutter away from the kitchen, while a cloakroom off the hallway adds another everyday essential. When breakfast on the go gives way to something more leisurely, the dining room provides plenty of space for a good-sized table. Doors open directly outside, so summer lunches can easily spill onto the patio.

Continue through the house and the sitting room provides the largest reception space. At more than 17ft long and enjoying a double aspect, it has room for generous sofas without having to play furniture Tetris. Two sets of doors open outside, creating an easy connection with the garden and welcoming in plenty of natural light, while an open fireplace provides a focal point and the option of a real fire when the temperature drops. It is a room that works equally well with the doors thrown open on a warm afternoon or with everyone settled in for the evening.

One of the property's most useful features is also found on the ground floor: a double bedroom with its own walk-in dressing room and ensuite wet room. An important part of the original design, it could make an excellent principal bedroom, provide guest accommodation or work well for multigenerational living, with day-to-day life possible on one level. Alternatively, for anyone who does not need four bedrooms, it is a substantial room to put to another use - home office, snug, hobby room or somewhere for teenagers to disappear to.













KEY FEATURES

Exploring Upstairs

The staircase rises from the centre of the house to a first floor where three bedrooms are arranged around the landing, leaving an entire floor for children, visiting family or guests if the downstairs suite is used as the principal bedroom.

Set beneath a gabled roofline, two of the bedrooms are generous doubles positioned on opposite sides of the house, one with its own ensuite shower room and the other conveniently beside the family bathroom. At more than 14ft long, the third first-floor bedroom is a surprisingly generous room, with space for a bed alongside a desk, storage or reading area. This makes it just as suitable for a teenager as a younger child.

The family bathroom completes the first floor and includes a bath with shower and shower screen. The three upstairs bedrooms and landing have also been fitted with new dimmable LED downlights.

What works particularly well in this home is the balance between the two floors. The bedrooms are not all squeezed upstairs simply to achieve a particular number on the particulars. The downstairs suite can be used as a bedroom now, repurposed if circumstances change and perhaps become useful all over again later. It gives the house a degree of adaptability that is increasingly difficult to find.













KEY FEATURES

Step Outside

Outside, the garden has deliberately been kept manageable, providing space to sit out and enjoy the warmer months without demanding every spare weekend in return. A newly laid patio creates an inviting spot for outdoor dining, while shrubs and planting around the property give the outside space a greener, more established feel. With doors opening onto the garden from both the dining room and sitting room, it is easy to take meals and entertaining outside when Suffolk delivers one of its better summer days.

The gated entrance opens onto a gravel driveway shared between three properties. The property itself has parking for around three cars. Although there is currently no garage, we're advised that the base of a former/planned garage remains along with active planning permission, providing space where a garage could be completed. Practical improvements have also been made, including a new oil tank fitted in 2024, which came with an eight-year warranty.

The wider surroundings add another dimension. Mature trees rise around the property, while beyond the village the landscape quickly gives way to the fields, woodland and heathland of the Deben Peninsula. It means that, despite having village amenities within walking distance, the home still feels pleasantly removed from the busier pace of everyday life.









KEY FEATURES

About The Area

Hollesley combines countryside and coast with the sort of everyday amenities that make village life considerably easier. Better still, several are within an easy walk of the property including a local garage, the village shop and The Shepherd and Dog pub. The village also has a primary school, village hall, bowls club and recreation ground with a football pitch, while a variety of clubs, societies and activities provide plenty of opportunities to get involved locally. Footpaths weave around the village and into the surrounding countryside, making it easy to head out for a walk without first having to drive somewhere to start one.

There is plenty of choice when you do want to stretch your legs. Hollesley Common, Sutton Heath and Rendlesham Forest are all nearby, with a mixture of heathland, woodland and countryside to explore. The River Deben and its surrounding landscape provide further walking opportunities, while the Suffolk Coast Path opens up longer routes through this distinctive corner of the county.

For a change of scenery, the coast is close too. Shingle Street is just over 2 miles away, an atmospheric stretch of Suffolk shoreline known for its shingle beach, wide skies and wonderfully open outlook. It means a walk by the sea can be a spur-of-the-moment decision rather than something requiring a day trip.



KEY FEATURES

How Far Is It To....

Beyond the village, the wider landscape is shaped by water as much as countryside. The River Deben lies to the west, the Alde-Ore estuary to the north-east and the open Suffolk coast to the east, with Hollesley Bay close by. It's a location that puts riverside walks, coast and countryside within easy reach, while Woodbridge, Orford and the wider Suffolk Coast provide plenty of options for days out.

Woodbridge is approximately 7.5 miles away by road and offers independent shops, cafés, pubs and restaurants gathered around its historic streets. For rail travel, Melton is the closest station (6 miles), with connections towards Ipswich and onward services to London Liverpool Street.

Ipswich is around 16 miles away, bringing a much broader choice of shopping and leisure opportunities, as well as direct mainline trains to London Liverpool Street and Norwich. Road connections towards the A12 can be picked up around Woodbridge and Martlesham for journeys south towards Ipswich and Colchester.



INFORMATION



What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...

///stuffy.shackles.straying

Services, District Council and Tenure

Mains electricity, water and drainage

Oil fired heating - ground floor has zoned underfloor heating (water manifold system).

Broadband - FTTC- Ultrafast available

Mobile signal - Average/Good

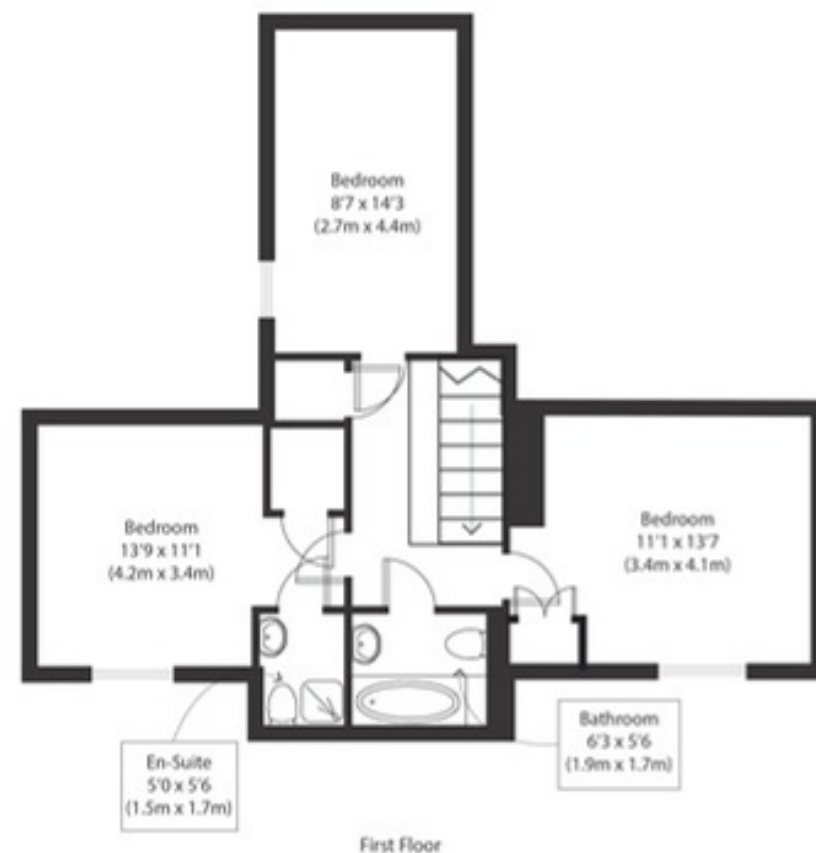
East Suffolk District Council - Band E

Tenure: Freehold

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Approximate Gross Internal Area
Total 1635 sq ft (152 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photobasegroup.co.uk

THE FINE & COUNTRY

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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