



A BEAUTIFULLY PRESENTED FAMILY HOME IN MATURE SETTING

OAKLANDS
23 HALL LANE, OULTON, SUFFOLK

savills

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Oulton Broad – 2 miles, Beccles – 9 miles, Southwold – 13 miles

Description

Oaklands is a substantial, beautifully positioned family home of quality construction completed by M S Oaks, a well-known local builder, and was constructed for himself, but sold shortly before completion to the current owners in the late 1970s. The property is of traditional brick under a tiled roof. There is a self-contained annexe which currently has planning to be used as additional garaging, but could, subject to the normal planning consents being reapplied for, be converted back into an annexe if required.

The current owners have looked after the property and continued to carry out considerable improvement works including a major refurbishment, which took place during 2011, this included the installation of high quality alloy windows completed to a marine specification with high quality front entrance door, upgrading of the boiler, refurbishment of the swimming pool with new paved surround and a new pump, complete redecoration including upgrading of bathrooms and Poggen Pohl designed kitchen together with complete redecoration.

The spacious interior enjoys bright and sunny rooms with a delightful garden room leading off the kitchen overlooking the neat and well-kept gardens and grounds. We draw your attention to the floor plans for a full explanation as to how the accommodation is arranged. The property is heated via a mains gas heating system, which also heats the swimming pool during the summer months.

Outside

The property is approached via a sweeping driveway that leads via the front of the property and around to the attached double garage and workshop with twin doors and personal door leading to an inner hall way. In addition, the former self-contained annexe, which was occupied as such for 14 years, has been converted including planning back to additional garaging, but could easily be converted back again to an annexe, subject to the necessary planning consents being obtained again. The wide front lawns feature a wealth of mature shrubberies and ornamental trees under planted with bulbs. The brick weave drive way between the garages is drained for vehicle washing and there is high mature hedging giving privacy and seclusion. The formal gardens at the rear of the house lead away from paved terraces onto extensive well-kept lawns with shaped shrubberies, ornamental pond and mature hedging and trees.



The swimming pool complex is behind the garaging and features covered seating areas trapping the sun, swimming pool with paved surround and covered barbecue area and enjoying views out over the garden. The gardens and grounds in all extend to about 1.8 acres.

Situation

The property is situated on the edge of the village of Oulton which has local shops, public house and schools nearby and is just two miles from Oulton Broad offering excellent sailing. The busy market town of Beccles is just over nine miles distant, whilst the coast at Southwold is 13 miles away. The property enjoys a delightful situation being set back from the road.

Agent's Notes

1. There is potential to develop the front and rear garden of the property, subject to planning permission being obtained.
2. It is likely that the neighbouring field will be developed at some time in the future
3. Please note that some of the external photographs were taken in the spring/summer of 2018.

Directions Leaving Norwich via the A146, after bypassing Loddon turn left of the B116 at Hales and continue until reaching the A143 at Haddiscoe. Turn left and proceed over Haddiscoe Bridge, turning right into St Olaves onto the B1074 continue through to Somerleyton and onto Oulton and on the outskirts of Oulton on Hall Lane the property will be found on the right hand side.

Services Mains water, gas, electricity and drainage.

Local Authority East Suffolk Coastal & Waveney Council

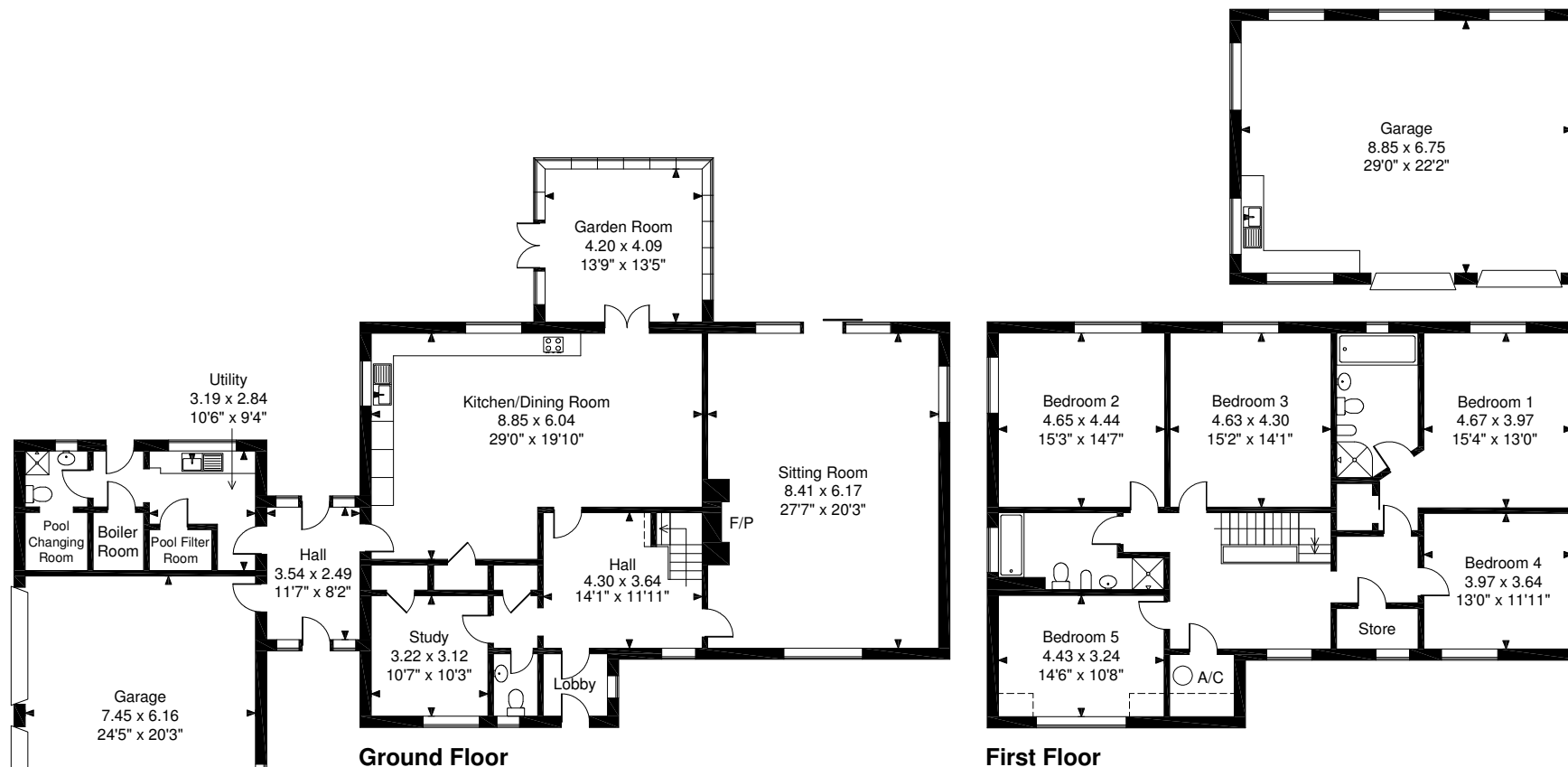
Fixtures & Fittings Some fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.



FLOORPLANS

Main House gross internal area = 3,492 sq ft / 324 sq m

Garages gross internal area = 1,137 sq ft / 106 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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