

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



Oak Tree House, Felgate Close, Laxfield, Suffolk. IP13 8DP

PRICE

£695,000

**A stunning brand new detached house** which is located in an exclusive residential close to the heart of the well served and picturesque Suffolk village of Laxfield. The property which has been finished to an exceptionally high standard has its own private gated access and occupies a generous sized plot with a part walled rear garden and a large driveway that leads to a garage and cart lodge and affords secure parking for several cars plus room for a trailer etc. The accommodation is centrally heated by an air source heat pump which provides underfloor heating to the ground floor rooms and first floor radiators. The accommodation includes a fabulous reception hall which has a tiled floor and an elegant carved oak, barley twist staircase. The sitting room has an impressive fireplace with an oak bressummer beam and a wood burning stove set upon a raised Suffolk pamment hearth. The sitting room opens through to a magnificent open plan kitchen/dining/living room which features a high vaulted ceiling and a splendid double height gable window that looks out onto the rear garden. The kitchen is superbly appointed with polished marble work tops over base level cupboards and drawers. The designer units incorporate Neff integrated appliances include an induction hob, extractor hood, electric oven and combination microwave plus dishwasher, fridge/freezer and wine cooler. There is also a large utility room, a study and a useful downstairs cloakroom. The first floor comprises five bedrooms: four of which are double rooms. The bedrooms are served by a very smart family bathroom and two en-suite shower rooms. The garden is laid to lawn with a large flagstone patio which has exterior lighting; making it perfect for out door entertaining. The front garden is laid to lawn which has well-stocked flower borders and features a beautiful mature oak tree. The property is approached via electrically operated gates. A nearby footpath leads into the centre of the village providing access to Laxfield's shop, public houses, school and surgery.

**This part of Suffolk is a haven for naturalists, artists and musicians. This part of Suffolk is a haven for artists, writers and musicians.** Laxfield is a picturesque Suffolk village which lies within convenient reach of the market towns of Halesworth, Framlingham and Saxmundham and the many attractions of the Suffolk Heritage Coast including the seaside towns of Aldeburgh and Southwold. The village has two popular public houses including the locally renowned "Low House". There is a Co-op village shop, a doctors' surgery and a primary school. There are High Schools at Framlingham and Stradbroke and a sports centre and swimming pool at Stradbroke. There are railway stations at Halesworth, Saxmundham and Diss with access to London, Norwich and Cambridge via Ipswich. There are golf courses at Halesworth, Southwold, Aldeburgh and Woodbridge. The nature reserves in this part of Suffolk include RSPB Minsmere, Havergate Island and Shingle Street. There are ancient castles to explore in Orford and Framlingham. The world famous concert hall at Snape lies within convenient reach by car and is home to the internationally renowned Aldeburgh Festival.

## Specifications include

Designer internal oak doors with brush steel furniture . Aluminium bi-fold patio doors . Fitted wardrobes with led lighting . Turfed and landscaped gardens . Large patio area with Charcoal Indian slate . External lighting to patio area . Fully automated architecturally designed entrance gates . Automated garage doors . Block paved tarred and chipped driveway.

Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office

**ENTRANCE PORCH**

With lighting and front door to the reception hall.

**RECEPTION HALL**

Tiled floor, coved ceiling, smoke detector, elegant carved oak staircase leads up to the first floor. Under stair cupboard, thermostat.

**CLOAKROOM**

Vanity enclosed wash basin with mixer tap and splash back, WC, tiled floor, double glazed window, extractor fan.

**STUDY**

Front aspect double glazed window, fitted carpet, thermostat, telephone point, coved ceiling.

**SITTING ROOM**

A double aspect room with double glazed windows overlooking the rear garden, impressive brick fireplace with an oak bressumer beam, raised Suffolk pamment hearth and wood burning stove, TV points, display shelf, coved ceiling and smoke detector. Double doors open through to the open plan kitchen/dining/living room.

**OPEN PLAN KITCHEN/DINING/LIVING ROOM**

A double aspect room with a vaulted ceiling and stunning double height, gable window overlooking the garden; bi-folding doors lead out to the garden and terrace. Beautifully fitted with designer units. Polished quartz work tops with one and a half bowl porcelain sink, mixer tap which also provides boiling water. Base level cupboards and drawers, integrated wine cooler, dishwasher, induction hob with extractor hood above, electric oven and combination microwave; fridge/freezer, slide out bins, smoke alarm, pelmet work surface lighting. Door to the utility room.

**UTILITY ROOM**

Well appointed with quartz work tops, porcelain sink, base level and wall mounted units which match those of the kitchen, pelmet lighting, water softener, tiled floor, extractor fan, electric consumer units, space and plumbing for a washing machine and tumble dryer, casement door to the garden.

**LANDING**

Turned balustrades, coved ceiling, smoke detector, fitted carpet, thermostat, airing cupboard with pressurised hot water cylinder.

**BEDROOM ONE**

Front aspect double glazed window, built in wardrobe with courtesy lighting, radiator, fitted carpet, TV point.

**EN-SUITE SHOWER ROOM**

Shower cubicle with rain shower head and hand shower, folding shower screen, vanity enclosed wash basin with cupboard under, heated mirror with Bluetooth for audio, electric shaver point and toothbrush charger, WC., chrome towel rail/radiator, extractor fan. Double glazed window.

**BEDROOM TWO**

Double glazed window, radiator, coved ceiling, built in wardrobe with courtesy lighting, fitted carpet, TV point.

**EN-SUITE SHOWER ROOM**

Shower cubicle with sliding shower screen, rain shower head and hand shower, WC., vanity enclosed wash basin, heated mirror with Bluetooth for audio, electric shave point and tooth brush charger, chrome towel rail/radiator, extractor fan.

**BEDROOM THREE**

Rear aspect double glazed window, radiator, coved ceiling, TV point, fitted carpet, built in wardrobe with courtesy lighting.

**BEDROOM FOUR**

Front aspect double glazed window, radiator, fitted carpet, TV point, coved ceiling.

**BEDROOM FIVE**

Rear aspect double glazed window, radiator, coved ceiling, TV point, built in wardrobe with courtesy lighting.

**BATHROOM**

Panel enclosed, double end bath with mixer tap and shower attachment; his and hers vanity enclosed wash basins; WC., tiled walls, heated chrome towel rail/, extractor fan and uPVC double glazed window.

**GARAGE**

Up and over door, power connected and courtesy door to the garden.

**CART LODGE**

Power connected.

**LOCAL AUTHORITY**

East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT Tel: 01394 383789

**SERVICES**

Mains electricity water and drainage.

**VIEWING**

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

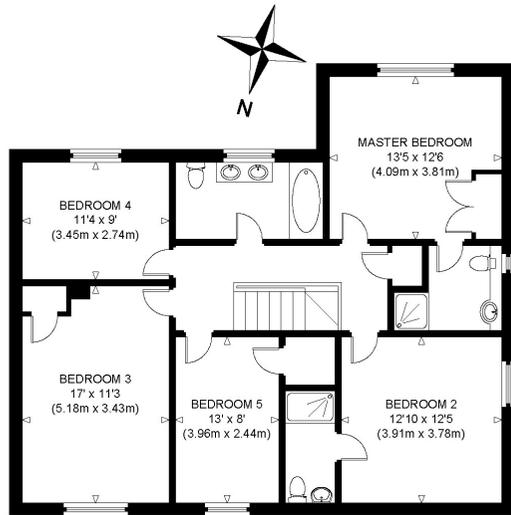
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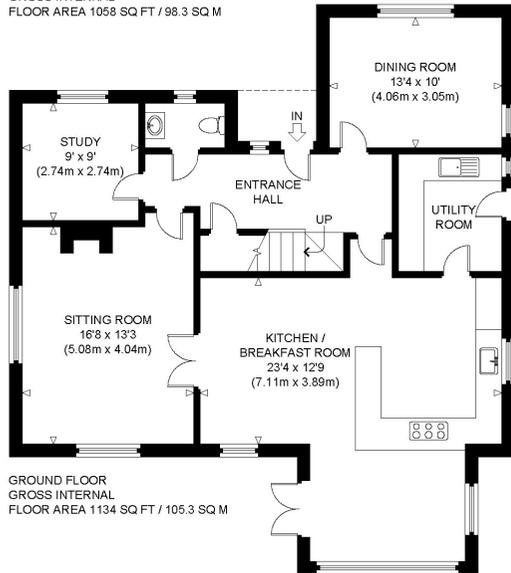








FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1058 SQ FT / 98.3 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1134 SQ FT / 105.3 SQ M

OAKTREE HOUSE, FELGATE CLOSE, LAXFIELD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2192 SQ FT / 203.6 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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