



**Meadow View, 18 Oaklands
Leavenheath, Suffolk**

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Meadow View, 18 Oaklands, Leavenheath, Colchester, Suffolk, CO6 4UH

Leavenheath is a well-regarded village on the edge of Constable Country surrounded by land designated as being of outstanding natural beauty. The strong community supports many clubs, teams, a public house and a parish church. The 270-acre Arger Fen and Spouse's Vale nature reserves is set on the periphery of the village, comprising a 500-year-old ancient woodland, grassland and scrub maintained by Suffolk Wildlife Trust. The local catchment state primary school in Nayland is rated "outstanding" by Ofsted. The prestigious Stoke by Nayland Golf and Country club is a mere 4 minute drive. The city of Colchester with its main line rail link to London Liverpool Street station is 7 miles distant whilst the well-preserved market town of Sudbury is 7 miles distant.

A four-bedroom detached property enjoying a corner plot position set within grounds of approximately 0.4 acres abutting open farmland, located within the well-regarded Suffolk parish of Leavenheath. A bright, well-presented individual market opportunity offering an accommodation schedule of approximately 1,080 sq ft arranged over two floors, the property further benefits from approved planning permission for a two-storey side extension. Well-maintained throughout, the property has enjoyed considerable enhancement and improvement by the current owner and has notable features including picture windows, replacement wood-effect flooring, a wood burning stove set within a brick fireplace with oak mantle over, oak internal doors and a fitted kitchen. Further benefits to the property include ample private parking via a recently reinstated and improved driveway, flourishing grounds with a range of mature trees and attractive aspect across farmland beyond.

A four-bedroom detached property set within 0.4 acres comprising two reception rooms and further benefitting from ample private parking and gardens abutting open farmland. Further benefitting from planning permission for a two-storey side extension.

Obscured panel-glazed door opening to:

ENTRANCE HALL: With obscured panel-glazed picture window to side, stripped wood-effect flooring and panel-glazed oak door opening to:

DINING ROOM: Centrally positioned within the property with picture casement window to front, stripped wood-effect flooring and double doors opening to a substantial under stair store with fitted shelving. Oak door to:

SITTING ROOM: With picture window range to rear affording views across the gardens and a panel-glazed door opening to outside. The focal point of the room is a central brick fireplace with inset wood burning stove, stone hearth and oak mantle over.

KITCHEN: Fitted with an extensive range of base and wall units with wood-effect preparation surfaces and tiling above. Stainless-steel single sink unit with vegetable drainer to side and space for oven, fridge/freezer, dishwasher and washing machine/dryer. Further benefitting from an extensive range of floor-to-ceiling shelving units, wine store and part-panel-glazed door opening to outside.

CLOAKROOM: Fitted with ceramic WC, wash handbasin with tiling above and tiling to front wall. Obscured-glass window to side.

First floor

LANDING: With hatch to loft and door to linen store housing water cylinder with shelving above.

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BEDROOM 1: With picture window range to rear affording views across the gardens and farmland beyond. Fitted wardrobes.

BEDROOM 2: With picture window range to rear affording views across the gardens and farmland beyond. Fitted wardrobe units.

BEDROOM 3: With picture window range to front, door to mid-level recessed store with shelving.

BEDROOM 4: With casement window to front affording views across Oaklands.

FAMILY BATHROOM: A Roper Rhodes fitted suite fully tiled with a ceramic WC, wash handbasin and bath with both hand-held and mounted thermostatically-controlled shower attachments. Mirror-fronted wall storage unit and obscured-glass window to side.

Outside

The property is situated at the foot of Oaklands enjoying a corner plot position and is approached via a recently laid driveway providing extensive private off-street parking.

GARDENS: Set within 0.4 acres, the grounds are one of the property's strongest attributes with a substantial expanse of lawn, range of mature trees, border planting, saplings and a fence line border.

AGENTS NOTE: Planning permission has been granted for a two-storey side extension. Application number DC/22/000218 details of which can be viewed at www.babergh.gov.uk/planning

The proposed extension is to include a kitchen/dining area on the ground floor with an upper balcony to the principal bedroom with en-suite and walk-in wardrobe, a reshaped pitched porch roof, application of external cladding to the front of the property.

The seller advises that the garden has a small area which must be retained as agricultural use in as such it can be used to plant vegetables, grow fruit trees, use as allotment etc.

We have been advised by the vendor that part of the garden land has an Overage Deed attached to it, confirming that if anyone were to obtain planning permission to develop the land, the original owners of the land would benefit from 50% of the uplift.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D. A copy of the energy performance certificate is available on request.

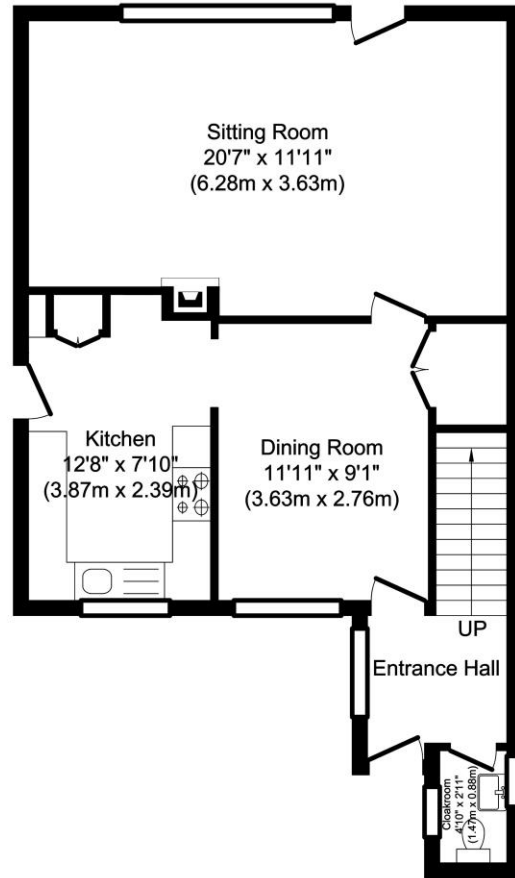
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E

WHAT3WORDS: storm.splended.redeeming

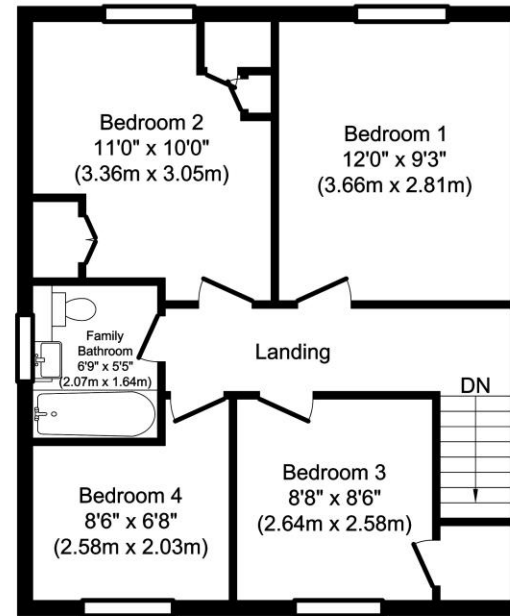
VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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Ground Floor
Approximate Floor Area
567.58 sq. ft.
(52.73 sq. m)



First Floor
Approximate Floor Area
513.00 sq. ft.
(47.66 sq. m)

TOTAL APPROX. FLOOR AREA 1080.58 SQ.FT. (100.39 SQ.M.)

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