



**20 Old Homes Road**

Thorpeness, Suffolk, IP16 4PL

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ESTABLISHED 1966



## 20 Old Homes Road, Thorpeness, Suffolk, IP16 4PL

- Southwold 16.8 miles
- Aldeburgh 2.1 miles
- Saxmundham Train Station 6.9 miles
- London 1 hour 15mins approx. by train from Ipswich.

ENTRANCE HALL, LIVING ROOM | CLOAKROOM | DINING ROOM | STUDY | CONSERVATORY | FOUR BEDROOMS | SHOWER ROOM | SIDE LOBBY | GARDEN | PARKING | GARAGE

### THE PROPERTY:

20 Old Homes Road is a substantial four bedroom red brick detached house, under a pantile roof. The property is a well presented family home, standing a short walk from the beach in what is arguably one of Suffolk's most sought after holiday villages.

The accommodation which is arranged over two floors benefits from gas fired heating to radiators. On entering the property you find yourself in the entrance hall with doors to a cloakroom, sitting room, dining room, kitchen, lobby, airing cupboard and stairs to first floor.

The main feature is a generous double aspect sitting room with fireplace, gas fire and a conservatory which opens onto the garden. The separate dining room overlooks the rear garden and has a hatch to the kitchen.

The kitchen comprises high and low level units, space for gas oven and hob with extractor over, washing machine, dishwasher, ceramic sink with mixer tap over, space for a dresser and window overlooking the garden. The lobby is perfect for extra storage, coats and boots with door to the garden.

## A FABULOUS FOUR BEDROOM HOUSE ONLY MINUTES FROM THE SEA AND AMENITIES.

**Guide: £695,000 FREEHOLD**





On the first floor landing you will find two double bedrooms, a twin room and a single bedroom along with a family shower room comprising shower cubicle, close coupled WC and pedestal wash hand basin.

### Outside

To the front of the property is parking for two cars and access to a garage which has electric, space for a dryer (included) and electric doors. A pedestrian gate leads to the front of the house, round to the side and rear, where there is an attractive landscaped south-facing garden mainly laid to lawn with mature herbaceous borders.

### Services

Mains water, gas, electricity and drainage connected. According to Ofcom superfast broadband is available 72mbps download and 18mbps upload. Mobile coverage is O2 and Vodaphone although data isn't available on Vodaphone.

What3words: culling.saints.shift

Council Tax: E

EPC: C

### Location

Thorpeness is arguably one of the most sought-after locations on the Suffolk Heritage coast. The original fisherman's village was transformed about 100 years ago when Glencairn Ogilvie decided to develop the village as a holiday retreat for well-to-do Edwardians. Inspired by J M Barrier's Peter Pan, the design by Forbes Glennie includes the ever-popular country club with tennis courts and the Meare, a shallow boating lake. Thorpeness, known probably throughout the world for its "House in the Clouds", also has its own golf course, tea room, restaurant, village store and a public house.

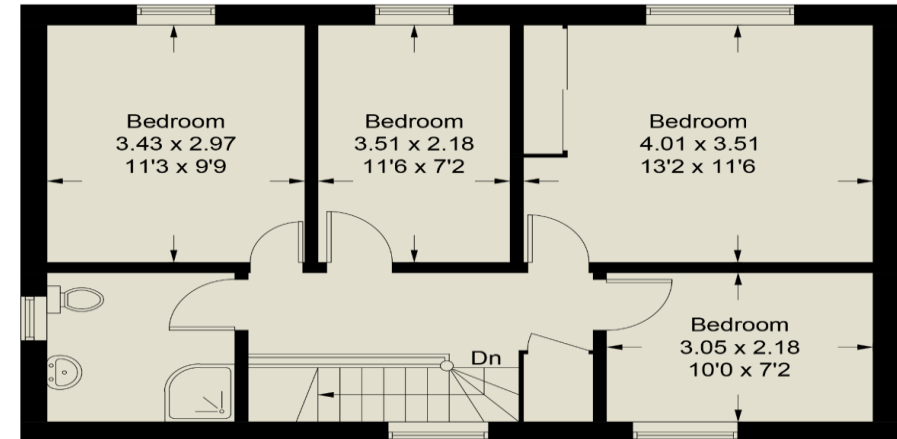
**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 20 Old Homes Road, Thorpeness

Approximate Gross Internal Area = 133.6 sq m / 1438 sq ft



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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