



Nine Oaks, Green Street, Hoxne

Harrison Edge
Estate Agents



A BRAND NEW detached house set back from the road in a Private small development of just three individual homes. 3 or 4 bedrooms, depending on choice, combine with well proportioned reception room and kitchen space all served by a comfortable and welcoming hallway. This particular property features not only an en suite shower room and family bathroom but also a ground floor shower room. Furthermore, utility complements the kitchen and the oversize garage has an adjoining store.

- 3 or 4 Bedrooms
- En Suite & Family Bathroom
- Air Source Heat Pump
- Ground floor Shower Room
- Garage with Store
- Underfloor heated ground floor

Location

Nine Oaks is the redevelopment of a former farm site, set back from Green Street behind the street properties bordered by meadowland and large private gardens. A Private roadway leads into the development and each of the three individual properties. A kerbed footpath leads back to the village centre at Low Street, the historic and picturesque heart of Hoxne. Renowned for its delightful array of period properties and village green, the village has always been and remains a popular location. The village is fortunate in retaining a long established pub, The Swan. A vibrant community further supports the Primary School, Community Centre and sports ground along with Village Hall. A wide range of functions and activities take place throughout the year. Just across the road from Nine Oaks, a lane leads down to the The Mill and the River Waveney which meanders out to the coast and provides the area with an outstanding valley landscape. across which many footpaths extend making this a Ramblers haven.

Description

Constructed by a long established and respected local builder these individual properties are a rare opportunity to acquire small scale quality homes in a time of mass produced hurriedly built units. Time has been taken to complete each of the three different properties and this is clear from quality of brickwork and internal finishes. Plot

3, a well laid out detached house, immediately attracts the eye and sits well in the site adjacent to the meadowland alongside which regularly hold grazing Red Poll cattle, traditional to the Suffolk farming landscape. The design of the house has incorporated clever sight lines with glazed openings visible throughout the interior. Referring to the Energy Performance Certificate, one can see the above average efficiencies of this well designed property which incorporates an AIR SOURCE HEAT, underfloor heating to the ground floor (radiators upstairs), double glazed windows and external doors along with the 'invisible' insulation through floors, walls and ceilings. The well appointed kitchen includes AEG appliances including induction hob with integrated down draught extraction, full size dishwasher and 72L & 40L ovens including microwave function. The developer will be adding for the new owners, an American style fridge which will be purchased in the colour of your preferred choice. Likewise, bath and shower rooms include stylish fittings, washstand storage and in the main bathroom a separate shower to complement the bath. Outside, similar attention to detail and time now shows us grass seeded lawn area within close boarded fencing to the rear and wrought iron parkland railed fencing with newly planted hedging plants. Pathways and patios are created from porcelain tiled surfaces.

Entrance Hall: An outer multi-point locking door with glazed pane and side panel opens to an initial entrance space before leading onwards to the Inner Hall. Immediately one is struck by the smart oak internal doors, brushed steel door furniture and general appearance.

Inner Hall: With stairs rising to the first floor with understairs cupboard providing storage and housing the underfloor heating manifold.

Shower/Cloakroom: Fitted with roomy shower enclosure with monsoon and flexi hose shower heads. Low level wc. Wash basin with cupboard under. Electric towel radiator. Window. Extractor fan.

Lounge: 17'7" x 11'11" (5.36m x 3.63m)

Well positioned to take advantage of an outlook across the meadow to the east along with the garden to the front of the house. A sliding patio door leads outside and provides natural light in addition to windows at both sides. Recessed ceiling spots and dimmer switch. Television point. Power with integrated USB charging.

Study/Bedroom 4: 10'3" x 7'8" (3.12m x 2.34m)

Excluding door recess approach. A versatile additional ground floor room equally viable as a bedroom or study/playroom/snug etc. A sliding patio door leads

outside to the garden on the south side of the house. Recessed ceiling spots etc. Television and USB charging etc.

Kitchen Dining Room: *17'6" x 10'8" (5.33m x 3.25m)*

With ample table and chair space with adjacent sliding patio door leading out to the rear south facing garden. The kitchen units form a peninsular and extend around three sections laid with quartz worktop and cupboard and drawer storage below. Features include pan drawers, cutlery organiser, corner carousel and kidney corner access shelving, integrated 14 place dishwasher, AEG induction extractor hob, adjacent 72L oven and 40L compact oven with microwave and an American Fridge Freezer which will be purchased by the vendor in the colour of preferred choice by the new owner for the new owner. Integrated stainless steel sink with drainer bowl undermounted. Integrated refuse and recycling bins and pull-out racking. Television point, sockets with USB charging. Recessed ceiling spots with dimmer switch.

Utility Room: Fitted with further quartz worktop and further undermounted stainless sink. Twin appliance spaces. Extractor fan. Sockets including USB charging. Outer multi-point locking door.

First Floor Landing: A roomy, square landing serving each of the four first floor spaces. Access to loft space. Double radiator.

Bedroom 1: *17'6" x 10'7" (5.33m x 3.23m)*

A sizeable principle bedroom featuring a vaulted roofline and three panel window to the rear with a view towards the

adjacent meadowland. Double radiator with thermostatic valve. Bedside light switch. Television point etc.

En suite Shower Room: Fitted with a suite comprising circular wash basin on a washstand cupboard and drawer and mirror complete with integrated light, above. Corner shower enclosure with monsoon and flexi hose shower heads. Low level wc. Electric towel radiator. Single radiator with thermostatic valve. Velux window. Extractor fan.

Bedroom 2: *17'6" x 11'11" (5.33m x 3.63m)*

With partly vaulted roofline and matching three panel window to the front elevation incorporating a view to the field at the side along with an outlook towards Green Street along the Private Road. Double radiator with thermostatic valve. Television point and USB charging etc.

Bedroom 3: *10'3" x 8'3" (3.12m x 2.51m)*

With window to the rear elevation. Single radiator with thermostatic valve. Television point etc.

Bathroom: Fitted to match the two other facilities and including a panelled bath with shower attachment over. Low level wc. Wash basin on wash stand drawer and cupboard along with mirror above with light. Separate shower enclosure with monsoon and flexi hose shower heads. Single radiator with thermostatic valve. Electric towel radiator. Velux window.

Garage & Store: Plot 3 comes complete with a DETACHED GARAGE and adjoining STORE plus DRIVEWAY. Measuring internally approximately 16'7 x

11' (5.07m x 3.35m) this oversize space has adjoining a useful STORE measuring approximately 7'11 x 7'2 (2.42m x 2.2m) and comes with outer door and power and light. The garage space has electric roller door, 7Kw EV charging point, side window plus power and light.

Gardens: The front garden is lawned from seed and set behind classic Parkland wrought iron fencing and a young native species hedge. Pathways are laid with a porcelain tile extending around the house culminating in a patio area to the rear. The rear garden will be grass seeded. In addition to the parkland fencing, the remaining boundaries are of the close boarded variety. Included within the external details is outside power points, tap and lighting.

Services: The vendor has confirmed that the property benefits from mains water, electricity & drainage. Samsung air source heat pump.

Agents Note 1: All three properties within the development will come with a 10 Year Buildzone Warranty.

Agents Note 2: A flooring allowance included in the sale for the bungalow, Plot 3 is £4500.00 to be utilised via John Doe Carpets of Diss or Complete Flooring of Diss.

Agents Note 3: The initial roadway leading off Green Street is via a legal Right of Way to cross land retained by the previous owner of the site for which each resident will contribute 20% of any repairs to the roadway. Our vendor client who has not only created the roadway and is responsible for laying the top 'wearing course' when works

on the site are completed, is confident the constructed road specification will ensure zero maintenance for many years to come.

Agents Note 4: The final surface to the Private Roadway relating to the three properties will be a 20mm stone (gravel) with Eco Grids, stone filed in front of the garage for parking ease of those disabled.

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=IP215AX&uprn=200003811386>

Flood Risk: For Flood Risk information paste the following Link into your Browser: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Wayleaves & Easements: The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances

or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Postal Address: 3 Nine Oaks, Green Street, Hoxne, IP21 5AX

Local Authority: Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax: The property has been placed in Tax Band: To be assessed.

Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings: All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

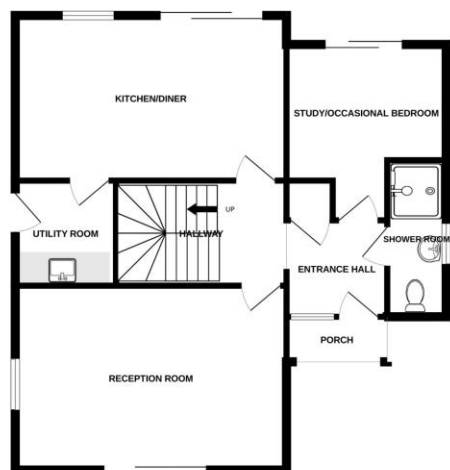
Directions: From the A140 follow signs to Hoxne & Stradbroke - the B1118. Proceed through Lower Oakley directly to Hoxne, take a sharp left bend by the Church. This is now Green Street. Nine Oaks will be found on the right opposite Mill Lane.

Directions

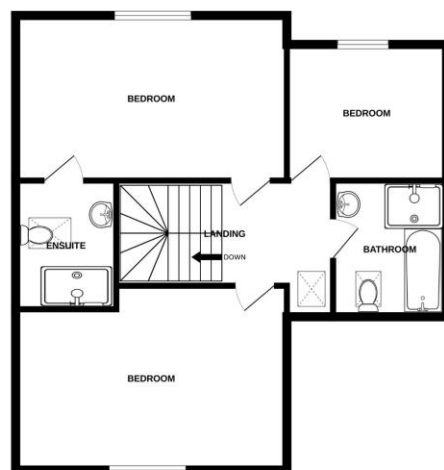
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GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



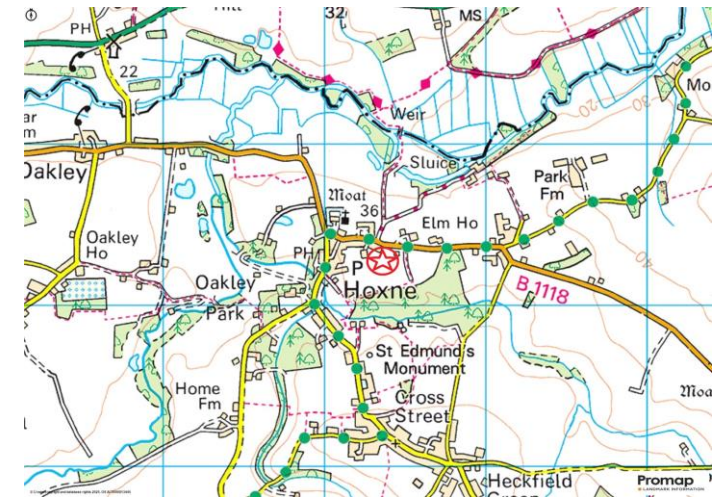
1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA: 1409 sq.ft. (130.9 sq.m.) approx.

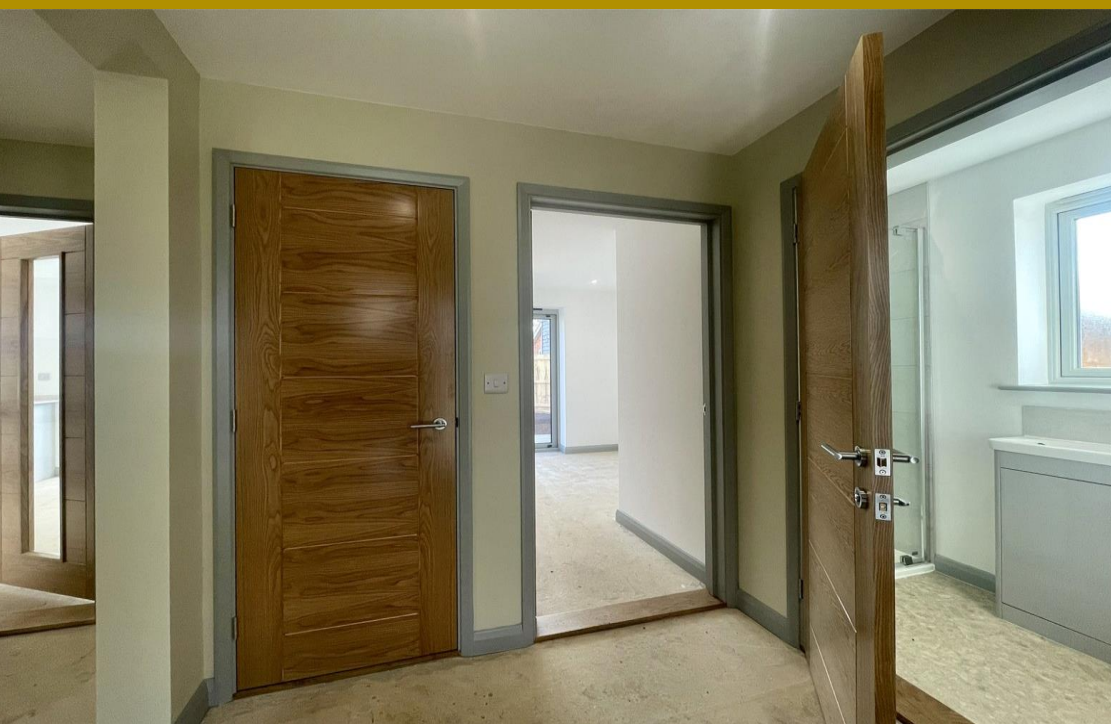
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	83	
(69-80) C		
(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	





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