

**oakheart**



£450,000

Guide Price

The Tye, Barking

\*\* GUIDE PRICE £450,000-£475,000 \*\*

Located in a popular village just a few minutes from The Tye, known for its lovely country walks, this individual three bedroom detached home enjoys a rural setting while remaining just a short drive from Needham Market, which offers a range of amenities including shops, cafes, a school, and a train station.

Set on a generous plot, the property boasts stunning views over open countryside and farmland to the rear. Originally built in 1963 by the family of the current owners and owned by them since, this much loved home offers a rare chance to update, adapt or extend (subject to the usual planning consents) and create a truly individual residence.

The house sits back from the road, enclosed by mature hedging around the plot. Access is via double gates opening onto a spacious driveway with off-road parking for around five vehicles, plus the carport spaces.

Inside, the central entrance hall leads on one side to a sitting room (currently used as a games room) with a front facing window and French doors to the rear garden. To the opposite side of the entrance hall is a dual aspect dining room. The kitchen/breakfast room is at the heart of the home, and offers ample storage and worktop space plus room for a small table. A sun lounge at the rear of the house features a multi-fuel burner and patio doors opening onto the side garden.

Upstairs, the spacious main bedroom enjoys dual-aspect views across the surrounding

countryside. The second and third bedrooms are well-suited to family life, with bedroom three currently used as a dressing room. A family bathroom completes the layout.

Outside, the mature side garden features a summerhouse perfectly positioned to take in the glorious views. On the opposite side of the property is another garden with a range of outbuildings, garages, workshop and a carport with an inspection pit.

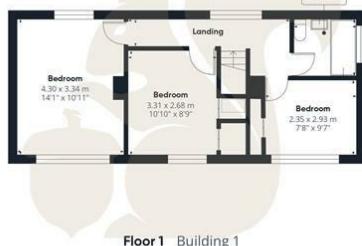
The wide plot and space for work, hobbies, or potential adaptation offer buyers an exciting opportunity!











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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
E

Approximate total area<sup>(1)</sup>

166.6 m<sup>2</sup>  
1793 ft<sup>2</sup>

Balconies and terraces  
37.5 m<sup>2</sup>  
404 ft<sup>2</sup>

Reduced headroom  
1 m<sup>2</sup>  
10 ft<sup>2</sup>

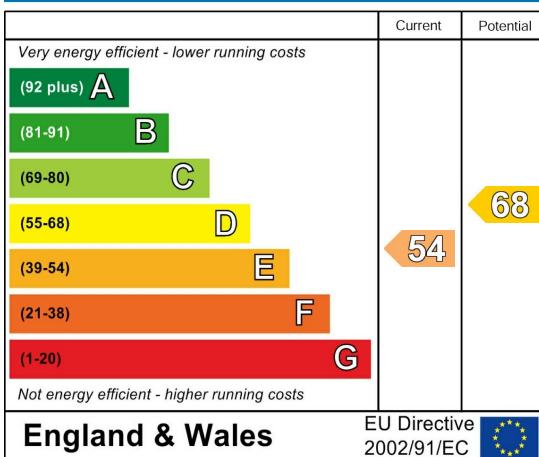
(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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