



11 Oakwood Park, Yoxford

Saxmundham



Minors & Brady



# 11 Oakwood Park

Yoxford, Saxmundham

Set within a quiet cul-de-sac in the Suffolk village of Yoxford, this chain-free detached bungalow offers an appealing blend of privacy, space and potential, perfectly suited to a slower, village-centred way of life. Well balanced and thoughtfully laid out, the home provides bright, comfortable living with flexible rooms that can adapt as needs change, while also offering clear scope to renovate or reconfigure to reflect your own style (stpp). Outside, a generous and established garden encourages time spent outdoors, complemented by ample parking, a double garage and the rare presence of an original air raid shelter, adding a distinctive layer of historical interest. Altogether, this is a property that invites both immediate enjoyment and long-term possibility, in a setting that feels settled, peaceful and connected to its surroundings.

## Agents Notes

Freehold

Connected to all mains services.

**Please note that the photography in this advertisement includes AI-generated staging. We recommend visiting the property in person to fully assess the space and its features.**

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Yoxford, Saxmundham

- Chain free
- Detached bungalow located down a quiet cul-de-sac in the Suffolk village of Yoxford
- Potential to renovate/convert to adapt to your own preferences and style (stpp)
- Original air raid shelter with a significant amount of historical character
- Spacious living room accentuated by a traditional feature fireplace and a large front-facing window, with an adjacent study/home office that has the flexibility to be a bedroom if required
- Internal double doors that open into the dining room, with easy access into the kitchen and sliding doors into the conservatory, offering panoramic views of the garden
- Kitchen is fitted with cabinetry, a freestanding oven and under-counter areas for your own appliances
- Three bedrooms offering comfort and privacy, along with a family bathroom with a four-piece suite and a separate WC for convenience
- Kerb appeal with a beautifully maintained frontage, a shingle driveway providing off-road parking and a double garage for storage/workshop use
- A private, expansive garden featuring a patio for seating, a sweeping lawn, a storage shed, summerhouse and established shrubbery, with access down to the air raid bunker



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## Location

Oakwood Park is set in the heart of Yoxford, a traditional Suffolk village known for its mix of historic charm and countryside living. The village sits along the A12, providing convenient road access north toward Southwold and Beccles, and south to Saxmundham and Ipswich, making daily commuting straightforward. The nearest railway station is Darsham, about a mile away, which connects to Ipswich and onward to London, while local bus routes link Yoxford to surrounding villages and market towns.

Within the village, residents benefit from a selection of everyday amenities, including a village shop, a post office, cafés and a deli, a few traditional pubs, and specialist stores such as antique shops. For more extensive shopping, supermarkets and additional services can be found in Saxmundham, roughly 4 miles away.

Families in Oakwood Park have access to Yoxford & Peasenhall Primary School within the village, with secondary education provided at nearby schools including Alde Valley School in Leiston and Thomas Mills High School in Framlingham.

The surrounding area is defined by gently rolling countryside, farmland, and woodland, ideal for walking, cycling, and enjoying Suffolk's rural character. The Suffolk Heritage Coast lies around 5–8 miles to the east, with sandy and shingle beaches at Southwold and Aldeburgh, offering recreational opportunities and a relaxed coastal lifestyle within easy reach.





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Set at the end of a quiet cul-de-sac in the sought-after Suffolk village of Yoxford, this chain-free detached bungalow offers a calm, unhurried way of life with the opportunity to adapt and reimagine the space to suit your own preferences and style (stpp).

The property makes an immediate impression with its kerb appeal. A beautifully maintained frontage is complemented by a shingle driveway providing off-road parking, while a double garage offers excellent space for storage, hobbies or workshop use. Stepping inside, the welcoming entrance hall feels bright and airy, with practical built-in cupboards keeping everyday life neatly organised.

The living room is generous and comfortable, anchored by a traditional feature fireplace and filled with natural light from a large front-facing window, an easy space for relaxing or entertaining. Adjacent to this is a versatile study or home office, which could readily serve as an additional bedroom if required.

Internal double doors open into the dining room, creating a natural flow through the home. From here, there is direct access into the kitchen, fitted with cabinetry, a freestanding oven and under-counter space ready for your own appliances. Sliding doors lead from the dining room into the conservatory, where panoramic views across the garden invite you to slow down and enjoy the changing seasons.



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There are three bedrooms in total, each offering comfort and privacy, alongside a family bathroom fitted with a four-piece suite. A separate WC adds further convenience for day-to-day living.

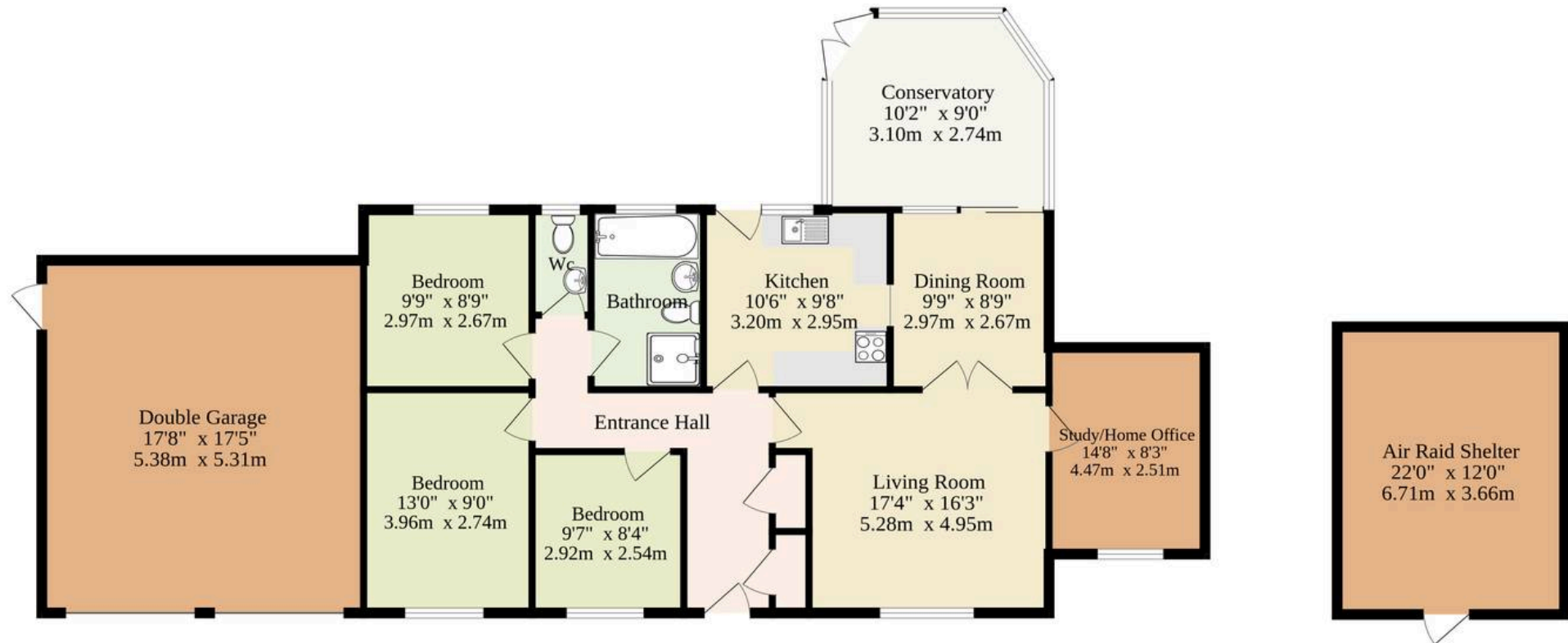
Outside, the garden is both private and expansive, designed for enjoyment rather than upkeep. A patio provides space for seating and outdoor dining, leading onto a broad lawn bordered by established shrubbery. A storage shed and summerhouse add flexibility, while access down to the original air raid shelter introduces a striking and unusual feature, rich with historical character. The air raid shelter has the potential to be a workshop, storage or can be converted into a garden/hobbies room (stpp).

With its peaceful setting, generous plot and clear potential for renovation or conversion, this property offers more than just a home, it offers the chance to create a lifestyle shaped around village living, space, and time well spent.



Ground Floor  
1417 sq.ft. (131.6 sq.m.) approx.

Air Raid Shelter  
264 sq.ft. (24.5 sq.m.) approx.



Total Sqft Includes The Double Garage And The Air Raid Shelter.

**TOTAL FLOOR AREA : 1681 sq.ft. (156.2 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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# Minors & Brady

*Your home, our market*



oultonbroad@minorsandbrady.co.uk



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

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