

# Woodlands Dross Lane, Oakley

Minors & Brady

# Woodlands Dross Lane

## Oakley, Diss

A rare opportunity to embrace the country lifestyle with approximately 2 acres (STMS) and breathtaking countryside views. This substantial detached home offers around 2,006 sq. ft. of versatile accommodation, complemented by a triple garage, stable block and paddock. Having been lovingly maintained over the years, the property is ready to enjoy immediately whilst also offering scope for cosmetic modernisation in places to suit individual tastes. The well-balanced layout includes multiple reception rooms, three bedrooms and a spacious conservatory overlooking the grounds. Positioned amidst stunning rolling fields, this is an exceptional lifestyle property with endless potential for families and those seeking a peaceful rural setting.

- Approx. 2 acres of grounds (STMS) with gardens, paddock and far-reaching countryside views
- Substantial detached home extending to approximately 2,006 sq. ft. of accommodation
- Three-bedroom layout, including a first-floor loft conversion creating a further double bedroom
- Spacious living room and separate family room offering flexible reception space
- Well-appointed kitchen with adjoining utility room and plant room
- Large conservatory enjoying views across the gardens and surrounding landscape
- Triple garage providing extensive parking, storage or workshop potential
- Three-stable block, ideal for equestrian use or those seeking versatile outbuildings
- Lovingly maintained throughout with excellent presentation and a generous footprint

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# Woodlands Dross Lane

## Oakley, Diss

**The Location**

Dross Lane is situated within the attractive Suffolk village of Oakley, offering a pleasant residential setting with easy access to local amenities and surrounding countryside. The village is highly regarded for its rural character, strong community atmosphere, and convenient position within easy reach of nearby market towns.

Residents benefit from a range of local amenities within the village and surrounding area, whilst a wider selection of shops, supermarkets, cafés, restaurants, schools, healthcare facilities, and leisure amenities can be found in nearby Eye, Diss, and Bury St. Edmunds.

The surrounding area provides excellent opportunities for outdoor recreation, with attractive countryside walks, quiet rural lanes, and open green spaces ideal for walking, cycling, and enjoying the Suffolk countryside throughout the year.

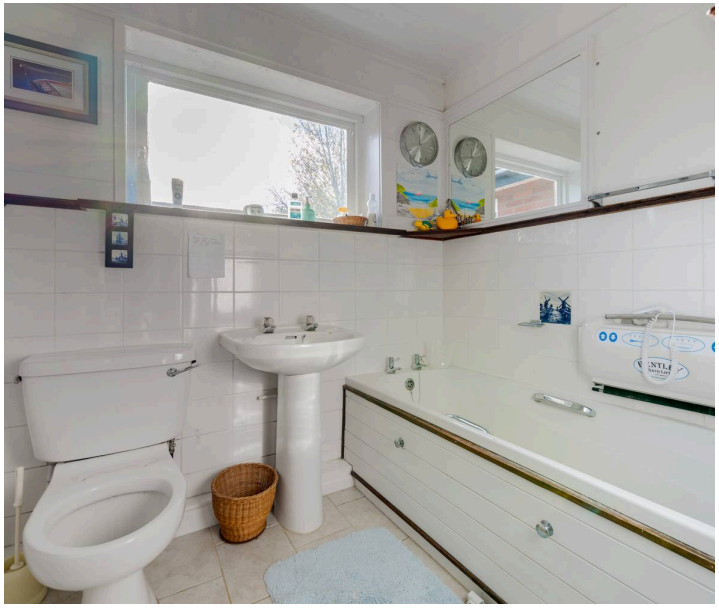
Oakley enjoys convenient transport connections, with access to the A143 and surrounding road network providing routes to Diss, Bury St. Edmunds, Thetford, and the wider Norfolk and Suffolk region. Diss railway station is within easy reach and offers regular mainline services to Norwich, Ipswich, and London Liverpool Street.

Dross Lane offers an attractive residential location for those seeking village living, with countryside surroundings, local amenities within easy reach, and excellent access to nearby towns and transport connections.

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# Woodlands Dross Lane

## Oakley, Diss

**Woodlands, Oakley**

Set within approximately 2 acres (STMS) of beautifully maintained grounds, this substantial detached home presents an exciting opportunity to acquire a rural property with an excellent footprint, extensive outbuildings and stunning views across rolling countryside. Offering approximately 2,006 sq. ft. of accommodation, the property has been lovingly cared for over the years and provides versatile living space that could be enjoyed immediately, whilst also offering scope for cosmetic modernisation in certain areas to create a truly exceptional country home.

The accommodation is centred around a welcoming entrance hall, providing access to the principal reception rooms. The generous living room enjoys excellent proportions and is complemented by a separate family room, creating flexible spaces for both everyday living and entertaining. The kitchen sits at the heart of the home and is supported by a practical utility room, adjoining plant room, and a convenient ground-floor shower room.

The property offers two ground-floor bedrooms, including a particularly spacious principal bedroom, both served by a family bathroom and additional bathroom facilities. A substantial conservatory overlooks the surrounding gardens and paddock, providing an ideal vantage point from which to enjoy the property's wonderful rural setting.

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# Woodlands Dross Lane

## Oakley, Diss

To the first floor, a loft conversion has created a further double bedroom, accessed via a landing and complemented by useful eaves and storage areas.

Externally, the property truly comes into its own. The mature grounds extend to approximately 2 acres (STMS) and include a paddock, making the property particularly appealing to those with equestrian interests or buyers seeking additional outdoor space. A three-stable block provides excellent facilities, whilst the triple garage offers extensive parking, workshop potential or additional storage.

Enjoying far-reaching views across the surrounding rolling fields, this is a rare opportunity to acquire a well-maintained country home with outstanding potential. Whether looking to create a dream family residence, establish an equestrian lifestyle or simply embrace peaceful rural living, the property offers an enviable combination of space, setting and opportunity.

**Agent's Note**

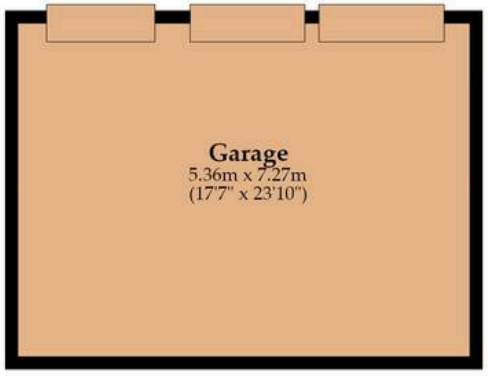
We understand that the property will be sold on a freehold basis and is connected to mains water, electricity, oil-fired central heating, and a cesspit. The vendor is currently in the process of confirming compliance with the relevant cesspit regulations.

Reached via a shared access track, which is also used by a neighbouring property under a right of way arrangement.

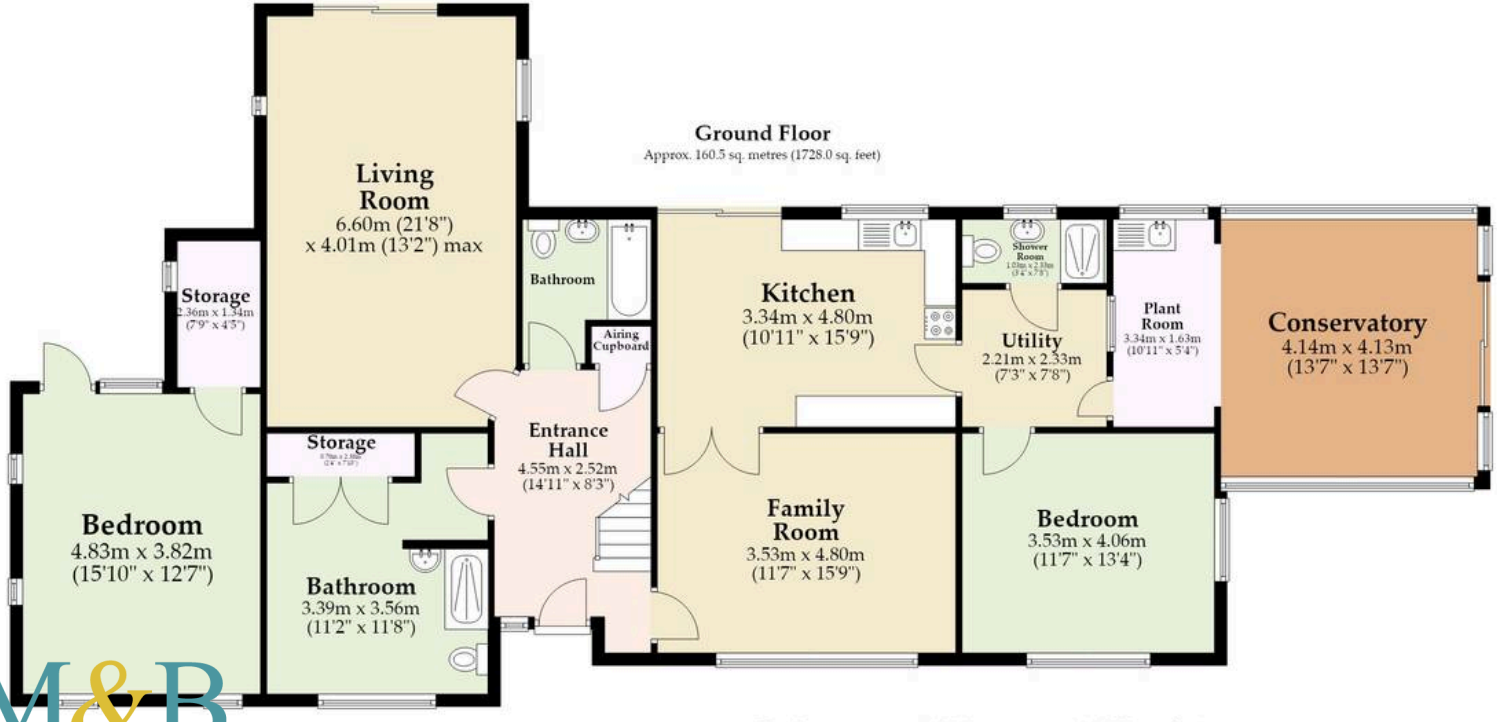
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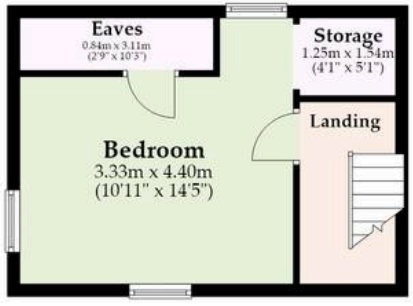
## Garage
Approx. 39.0 sq. metres (419.4 sq. feet)




## Ground Floor
Approx. 160.5 sq. metres (1728.0 sq. feet)




## First Floor
Approx. 25.8 sq. metres (278.1 sq. feet)




Total area: approx. 225.3 sq. metres (2425.5 sq. feet)

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.
Plan produced using PlanUp.



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