



Jubilee Way, Holton, Halesworth, IP19 8RZ

welcome to

Jubilee Way, Holton, Halesworth

Discover The Pine, a thoughtfully designed three-bedroom semi-detached home that perfectly balances style with everyday functionality. Whether you are growing your family or seeking extra room - The Pine offers a sophisticated, practical sanctuary tailored to modern living.

Jubilee Way

Discover the perfect blend of rural lifestyle and modern convenience with this exclusive new development by Orwell Homes, located in the charming Suffolk village of Holton. Nestled on the peaceful outskirts of the historic market town of Halesworth, this site offers a diverse selection of high-quality homes, ranging from thoughtfully designed three-and-four bedroom houses to stylish, accessible two-and three-bedroom bungalows. Each property has been crafted with a commitment to excellence, featuring a superior internal finish and light-filled, contemporary living spaces. Set within a well-planned landscape, the development boasts generous plot sizes that provide residents with a rare sense of space and privacy. Whether you are looking for your first home, a growing family space, or a comfortable place to settle down, these new builds offer an exceptional opportunity to enjoy the best of Suffolk village life without compromising on modern luxury.

Designed as a small, exclusive development, the site prioritises privacy and community, featuring a limited collection of bespoke homes that blend seamlessly with the character of the local landscape.

Location

Nestled in the heart of the Suffolk countryside, Holton stands as a quintessential English village, offering a harmonious blend of peaceful rural living, rich historical character, and modern accessibility. While the village itself is primarily residential, characterised by its quiet lanes and inviting atmosphere, it is encircled by a magnificent array of ancient woodlands, rolling meadows, and winding nature trails. Providing an idyllic setting for outdoor enthusiasts, whether you are enjoying a leisurely morning dog walk, maintaining a fitness regime, or exploring the scenic landscape on two wheels as an avid cyclist.

Despite its tranquil seclusion, Holton is far from isolated; it sits just a stone's throw from the thriving market town of Halesworth. As you stroll along the uneven pavements, you are greeted by the steady hum of community life: the scent of freshly baked sourdough wafting from an independent bakery, the muted chatter spilling out from cafes, and the deliberate chime of the town clock marking the hour. There is a refreshing lack of generic high-street uniformity here; instead, you find characterful bookshops, local art galleries, and traditional butcher shops that have served generations of residents. As well as the charming high street shops, you will also find essential healthcare services, veterinary practices, and a reliable train station that facilitates seamless commuting and wider regional travel.

Furthermore, Holton serves as a perfect gateway to the Suffolk coast. A short, pleasant drive transports you to some of the county's most beloved seaside destinations, such as the artistic enclave of Walberswick and the iconic, brightly coloured beach huts of Southwold. Whether you are seeking the restorative calm of a quiet village life or the convenience of proximity to bustling towns and golden coastlines, Holton offers a rare sanctuary that manages to balance solitude with connection, providing true peace of mind for those lucky enough to call it home.

The Pine

The Pine is a beautifully crafted three-bedroom semi-detached home, thoughtfully designed. At the heart of the residence lies a stunning open-plan kitchen and dining area, serving as the perfect hub for both daily family life and hosting guests. The bright, airy living room serves as an inviting retreat, featuring seamless doors that invite the outside in, effortlessly extending your living space into the garden.

Upstairs, the home continues to impress with two expansive double bedrooms and a charming third bedroom, which offers the perfect flexibility to serve as a home office or nursery. With the added convenience of two well-appointed bathrooms, a ground-floor WC, and abundant built-in storage, every inch of The Pine has been optimised for modern comfort. Combining a stylish, contemporary aesthetic with a practical layout, The Pine is an exceptional sanctuary tailored to suit the evolving needs of any lifestyle.





Accommodation

Entrance Hall

With entrance door into hallway with stairs to first floor and access into:-

Cloakroom

Low level WC, wash hand basin and double glazed window to front aspect.

Kitchen/Dining Room

Base and eye level units with adjoining worktop. Integrated fridge/freezer, oven, hob, extractor hood and dishwasher. Double glazed window and doors into rear garden.

Living Room

Double glazed doors into rear garden.

Landing

Bedroom One

Double glazed window to front aspect and access into:-

En-Suite

Three piece suite comprising of low level WC, wash hand basin and enclosed shower.

Bedroom Two

Double glazed window to rear aspect.

Bedroom Three

Double glazed window to rear aspect.

Bathroom

Three piece suite comprising of low level WC, wash hand basin and enclosed bath.

Outside

Front Garden

Landscaped with steps up to front door.

Rear Garden

Fence enclosed, rotivated. Gate to off road parking for two cars at the rear.

Specification

Kitchen

Electrolux Hob EHF6241FOK, Oven EOF6P46X, Hood LFC316X

Integrated Electrolux Fridge/freezer LNT6NE18S1, Integrated Dishwasher KEAF7200L

Symphony Kitchen Range

Tiling

Bathroom wall tiles at full height around bath/shower

En-suite wall tiles at full height to shower cubicle with splashback above hand basin

Cloakroom - Tiles over sink

Joinery

Skirting and architraves - Satinwood (White)

Internal door flush veneer with tubular standard handle in chrome

UPVC double-glazed windows throughout

Timber staircase painted white

Other Items

Front garden landscaped and turfed where applicable

Rear garden cleared, rotivated and topsoiled

All internal walls painted in Dulux Off White

Natural Riven paving slabs to paths and patios

BT Fibre Broadband to all plots

Plumbing

Air source heat pump, Vaillant aroTHERM plus

White Armitage Shanks sanitaryware throughout with white bath panel

Chrome-effect mixer taps

Outside tap to all gardens

Agents Note

Initial Purchase between 40% and 75% depending on affordability

Monthly Rent on Remaining 60% £405.63

Monthly Service Charge £37.15



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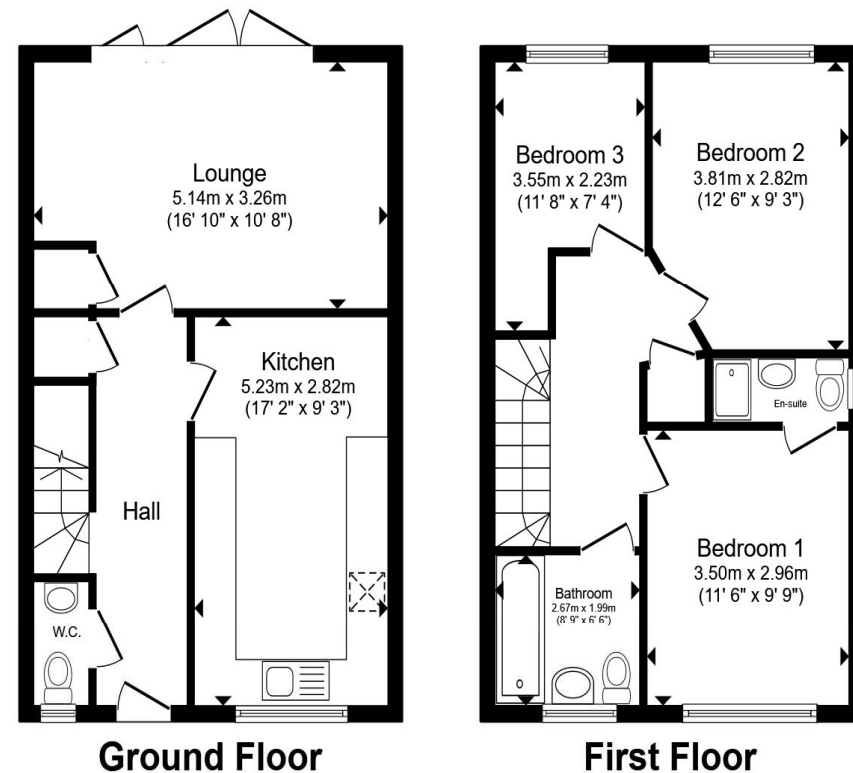
Jubilee Way, Holton, Halesworth

- 40% Shared Ownership With Option To Staircase
- Semi-Detached 3 Bedroom House On A Small Exclusive Development
- Kitchen/Dining Room With Separate Living Room Overlooking Garden
- Generous Enclosed Rear Garden
- Off Road Parking For Two Cars

Tenure: Freehold EPC Rating: Exempt

shared ownership

£118.000



Total floor area 86.7 m² (933 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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