



The Lodge
Reading Green
Hoxne, Eye
Suffolk, IP21 5DJ

Guide Price £450,000





- An immaculately presented 2/3 bedroom Victorian lodge set on the outskirts of a village
- Beautiful interiors, quality fixtures and fittings and landscaped gardens
- Annex, utility and garden office
- A short drive to amenities
- Attractive surrounding countryside
- 40 minute drive to The Heritage Coast



Location

This property is set within the wonderful rolling north Suffolk countryside around a mile or so to the south of the village of Hoxne where there is a village shop, pub and fine church. The larger village of Stradbroke is just under 2 miles away and has a leisure centre, a small selection of shops, doctor's surgery and schools. The small town of Eye is around 5 miles away to the west and caters for everyday needs, with a doctor's surgery, dentist, a range of shops, pubs and schooling to sixth form level.



The Property

The Lodge is an exceptional home which is both beautifully presented and practical. The current owners have sensitively enhanced and improved the property over the years, retaining the character and original features as well as adding modern enhancements.

The arched windows and doors and slate roof tiles are typical of a Victorian lodge or gatehouse and are most appealing features. On entering the property one is aware of the quality of the building; it has quarry tiles to the hallway and kitchen, original internal doors, original decorative coving and an attractive fireplace with a woodburning stove inset. A glazed extension has been added to the kitchen to create a stunning kitchen/breakfast with part-vaulted ceiling and roof light. This room has an airy farmhouse feel and incorporates a fitted unit with Butler sink inset. There is ample room for appliances, freestanding furniture and a large kitchen table for relaxed dining. Leading off the hallway are two double bedrooms, a bathroom and a pleasant sitting room which can easily accommodate a dining table or study desk. The third bedroom is located in the separate annex, ideal for occasional guests. To the rear of the annex is a utility room with water softener fitted and an open fronted wash area with Butler sink, ideal for washing muddy dogs!

Outside

The property is accessed from the road via a gravelled driveway which belongs to The Lodge. A neighbour has a vehicular right of way over the driveway to their property and a local farmer has

vehicular access to a field. The owners have installed a picket fence and a five-bar gate for access to parking. Extensive landscaping has been carried around all four sides of the property so that the gardens can be fully utilised and enjoyed. To the east aspect is a paved terrace with raised beds, a garden room and a side gate which gives access onto a footpath. To the south is a gravelled area and to the west lies a lawned area with greenhouse and shrub beds. Hazel weave fencing and attractive garden gates add to the overall appeal while hedging ensures privacy to the boundaries. To the front aspect is a paved and screened seating area, ideal for coffee or indeed al-fresco dining as it catches the sun for most of the day. The cottage style gardens are a true delight, providing a wealth of colour during the warmer months and are just waiting to be enjoyed. Overall, a most desirable residence which will appeal to the discerning buyer. A perfect home for retirees or as a holiday home/retreat.

Services

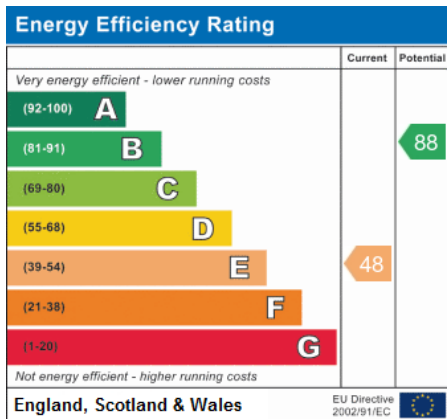
Mains water, drainage and electricity are connected to the property. Oil fired central heating and calor gas to the cooking range hob. There is an electrical supply to the garden room but is not connected.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 18602/RV



Directions

From Diss head east on the A143 towards Harleston, taking the right-hand turn at Billingford, at the T Junction turn left towards Hoxne. At the sharp right hand bend turn right into the village of Hoxne. Continue past The Swan pub and proceed over St Edmunds Bridge and up Angel Hill. Continue along Cross Street and take the right hand turn after the village school into Denham Road. Proceed into and through the village of Denham and the property will be found just after the 30mph speed limit sign on the left-hand side.

Important Notice

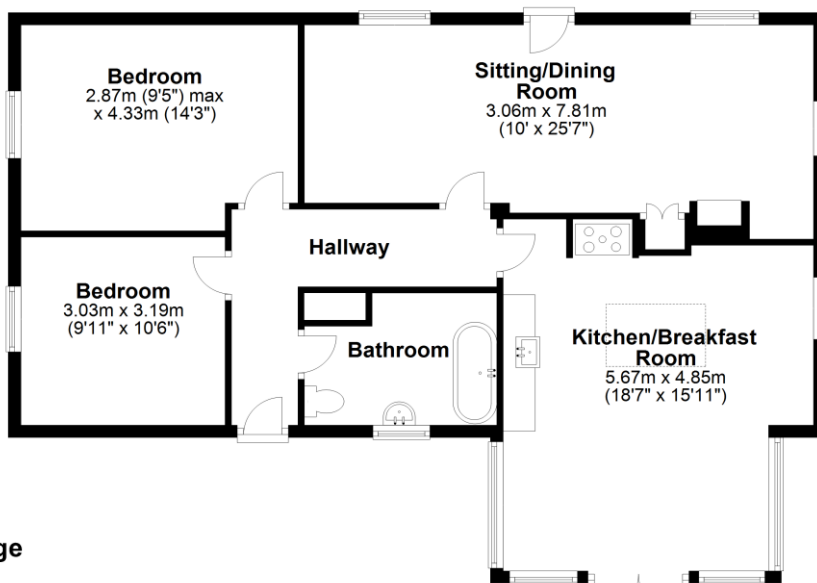
TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

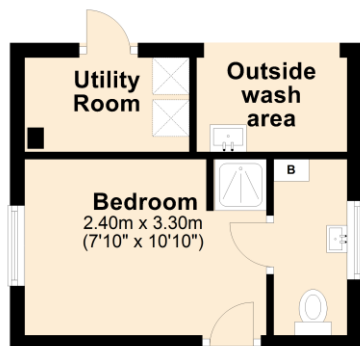
The Lodge, Reading Green, Hoxne

Approx. 86.1 sq. metres (926.3 sq. feet)



Annexe and Utility, The Lodge

Approx. 16.7 sq. metres (179.4 sq. feet)



Total area: approx. 16.7 sq. metres (179.4 sq. feet)

For illustrative purposes only. NOT TO SCALE.

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.