



Oak Grange  
Denham Road | Hoxne | Suffolk | IP21 5DB

# ONCE IN A LIFETIME



“With magnificent timbers and soaring ceilings, this exquisite barn makes a big impact, right from the start. Cleverly designed to offer large family and entertaining areas with more intimate parts where you can relax and unwind, it’s truly impressive. There’s a useful annexe, additional outbuilding with garaging and it all sits in over six acres of grounds in a beautifully and idyllic position, close to a number of pretty Suffolk villages and wonderful country walks.”



# KEY FEATURES

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- A fabulous Grade II Listed Barn Conversion with a superb Detached Two Bedroom Annexe
- Six Bedrooms - Five En Suite
- Five Generous Reception Rooms
- Magnificent Reception Hall with Vaulted Ceiling
- Excellent Kitchen/Breakfast Room with Aga
- Work From Home/Office Space
- Commodious Barn/Garage plus Open Bay Barn
- Delightful Grounds of around 6.5 acres (stms)
- Very Private Location
- The Main Accommodation extends to 5,038sq.ft
- The Annexe Accommodation extends to 1,054sq.ft
- Energy Rating: D

This Grade II listed barn has been lovingly converted by the current owners, who bought it derelict around 15 years ago. They've worked hard to create a spectacular family home here – and now you have the chance to benefit from all their hard work and be only the second family to call it home.

## Carefully Crafted

The barn is thought to date back to the late 16th century, with the jointing of the woodwork evidence of the period. There was also evidence of a larger footprint on the site and the owners have therefore extended the building to match this. They have worked closely with architectural historians and conservation officers to preserve as much of the character and structure of the barn as possible and to allow its features to shine through. It's been a real family affair – the owners have been hands on, as has their son, who initially worked with the builder before doing much of the carpentry. The beautifully-made windows and stairs are his handiwork. The former milking parlour has been converted into an impressive annexe and the owners' son lived here while working on the barn itself. Full height areas of the barn showcase the majesty of the timber frame and you get a real sense of the structure and proportions of the main building, but there are also areas that are more intimate and cosy.





# KEY FEATURES

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## Chosen With Care

The materials used throughout the barn have been chosen with care, including York stone and reclaimed pammments. The herringbone woodblock flooring was also reclaimed and the owners spent several weeks chipping off the bitumen that it had been laid on before. It's just one example of the care and craftsmanship that's gone into the conversion.

## Family Fun

This has been a great place in which to make memories and the owners have had a wonderful time here – one of their grandchildren was even born in the property. Each Christmas, they put up a five metre tree, covered with hundreds of decorations, as well as putting strings of lights around the barn. It takes them a long time but is always well worth it to have the barn looking so pretty throughout the festive season. The Aga kitchen forms the heart of the home and is a comfortable and sociable space. The full height reception hall has real wow factor, and with a number of different reception rooms, this is a very versatile property. All the bedrooms are a good size and all are en-suite, with a luxurious boutique feel.

## A Rural Idyll

Outside there's a wealth of wildlife to enjoy. Owls nest in the boxes, there are great crested newts in the pond, plus pheasants, partridge, red deer and muntjac in the grounds. The owners have done a lot in the main part of the garden and have laid different patios where you can sit and bask in the warmth of the sun, as well as planting laurel hedging to screen off the public footpath, and hawthorn and briar at the front of the plot to encourage wildlife habitats. There are open fields all around and very little traffic, most of which is farm vehicles, so it's peaceful and safe.





























# THE ANNEXE









# INFORMATION

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## On The Doorstep

There are great schools in the area, both primary and secondary, state and private. Nearby Hoxne has a pub, shop and friendly, active community, while Diss is just a short distance and has a train station for travel up to Norwich or down to London. There are lots of lovely towns in the vicinity, including Bungay, Beccles, Woodbridge and Framlingham, with the coast and countryside within easy reach. Whilst there's plenty of room for dogs to let off steam within the grounds here, when you want to venture out with your dogs, the quiet lanes are waiting to be explored.

## How Far Is It To...

The A140, accessed near Diss about 5 miles away, allows a direct link via the A14 to the A12 into London and also up to Norwich. The Cathedral City of Norwich has a wide range of cultural and leisure facilities as well as two shopping malls, an international airport and a train station with a direct rail link to London Liverpool Street.

## Directions

Proceed from the Fine and Country Diss office along Victoria Road. Take a right hand turn past Diss golf club. At the roundabout take the first exit onto the A143. At the next roundabout take the second exit and continue along the A143. At the Billingford windmill take a right hand turn signposted Hoxne. At the T junction take a left hand turn and continue up the hill. At the brow of the hill on a sharp left hand bend turn right into Hoxne. Pass the village shop and pub and take a left hand turn over Goldbrook Bridge. Follow the road for some distance and take a right hand turn just after the village primary school. The property will be found a short way along this road on the left hand side.

## What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words - buggy, snipped, rider.

## Services, District Council and Tenure

2 x Air Source Heat Pumps provide Underfloor Heating and Domestic Hot Water, Mains Water & Electricity, Private Drainage via Treatment Plant  
Mid Suffolk District Council - Band F  
Freehold



Property - DIS4340  
 Approx. Internal Floor Area - 5038 Sq ft / 468 Sqm



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Property - DIS4340  
Approx. Internal Floor Area of Annex - 1054 Sq ft / 97.9 Sqm  
Approx. Internal Floor Area of Workshop/Office & Dutch Barn - 3167 Sq ft / 294.2 Sqm



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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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