



'Entertain in Style'
Redgrave, Suffolk | IP22 1RX

WELCOME



This five-bedroom modern family home is the stuff dreams are made of. If you love entertaining, if you love being on holiday, if you're looking for your own private oasis, it's essential viewing. Here is everything you'd hope for in a property and more besides! Incredible games room, swimming pool, hot tub – what are you waiting for?







- “What A Wonderful Party House”
- Stunning Outdoor Pool With Hot Tub Available By Negotiation
- Fabulous Games Room With Glass Partition Looking Into Garage (Gaming Equipment Available By Negotiation)
- Light and Airy Kitchen Breakfast Room With Utility Room and Large Walk In Pantry
- Sitting Room and Formal Dining Room
- Garden Room With Wood Burner
- Ground Floor Cloakroom and Shower Room
- Five Generous Bedrooms
- Ensuite and Family Bathroom
- Around 0.65 Of An Acre (stms)

Welcome to the ultimate in luxury and leisure! This generous five-bedroom property really raises the bar for a relaxed lifestyle and has been modernised and extended to an exceptionally high standard. With high-end indulgences like the hot tub and swimming pool, it's a real haven to come home to.

From the outside, this is a pretty, detached modern villa, part brick, part render, but with traditional touches such as the carved bargeboards on the gable ends. A wide brick drive offers plenty of parking space. Entry is into a spacious central hall, double height with a galleried landing, which is sure to make an impression. Here and throughout much of the house, beautiful polished wood floors add warmth and elegance.

The current owners love the big kitchen-diner. A breakfast bar divides the room into separate functions while retaining the connectivity in this friendly space. “Everyone gathers here while I cook,” says the owner who loves entertaining family and friends. The house is certainly suited to welcoming visitors with several options for places to gather, depending on mood and weather.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Doors lead from the kitchen to a utility room and a walk-in pantry. A formal dining room is next door, although there's plenty of room for a table and chairs in the kitchen for a more casual occasion.

The 22-foot-long sitting room spans the width of the house, with windows front and back. A tall brick chimney breast with interesting niches houses a gas fire which the owner says puts out lots of heat – a lovely place to gather in winter. Just off here is a stunning garden room where a glass wall opens out to the terrace and swimming pool. A tall modern wood-burning stove sits in front of the glass doors meaning the room works in all seasons. The owners love to barbecue outside in winter with the French doors open, while the wood-burner roars away inside. It's year-round outdoor living in this clever arrangement!

A large study next door sometimes doubles as a downstairs bedroom for the owners' elderly parents. Off here is the pièce de résistance – an eye-popping, magnificent games room and bar. After you've picked your jaw up off the floor, take a look at the fully kitted-out bar, the billiard table and the gaming equipment (available by separate negotiation). Gamers and party animals alike are sure to be wowed by this no-expense-spared creation. It's over 750 square feet of fun with an atmosphere that is both elegant and exciting, facilitated by the amazing lighting design. Glass doors at one end lead to the garage and at the other to the terrace and swimming pool.

Also downstairs are a guest WC and a beautifully appointed modern shower room.

Upstairs five bedrooms, all doubles, lead off the central landing, some carpeted, some with polished boards. Two beautifully appointed bathrooms, with both shower stalls and bathtubs, serve these bedrooms.

Outside, the house sits in approximately three quarters of an acre. An azure swimming pool is surrounded by a large terrace in pale glossy stone – you could be in the Mediterranean! On days when it's too chilly to swim, a hot tub (for separate negotiation) sits under the shelter of an arbour and gets year-round use. "We enjoy the hot tub even on snowy days", say the owners. A large grassy area offers ample space for a kick-about or croquet. This wonderful oasis looks out to the wide East Anglian skies and is the perfect spot to unwind. Equally it's the perfect spot for summer garden parties, but – be warned – your guests may never leave. Why would they? Everything you could want is right here.

Redgrave is a much sought-after pretty village with a 17th century community pub overlooking the green. If you don't want to venture far, a village shop also community run, offers most things, including locally baked bread. There's a fen down the road, home to unusual plants and wildlife, and footpaths galore, as well as cycle trails.









STEP OUTSIDE

With three churches, a children's playground, a village green, village hall, plus lots of clubs and events, it's easy to make friends and feel right at home here. Diss is only a short drive away with its wider facilities and amenities including a mainline rail link to London Liverpool Street Station (journey time approximately 90 minutes). Historic Bury St Edmunds is within a half hour by car and Norwich not much more.

Agent Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band G

Services: Mains Electricity, Water & Drainage, OFCH.

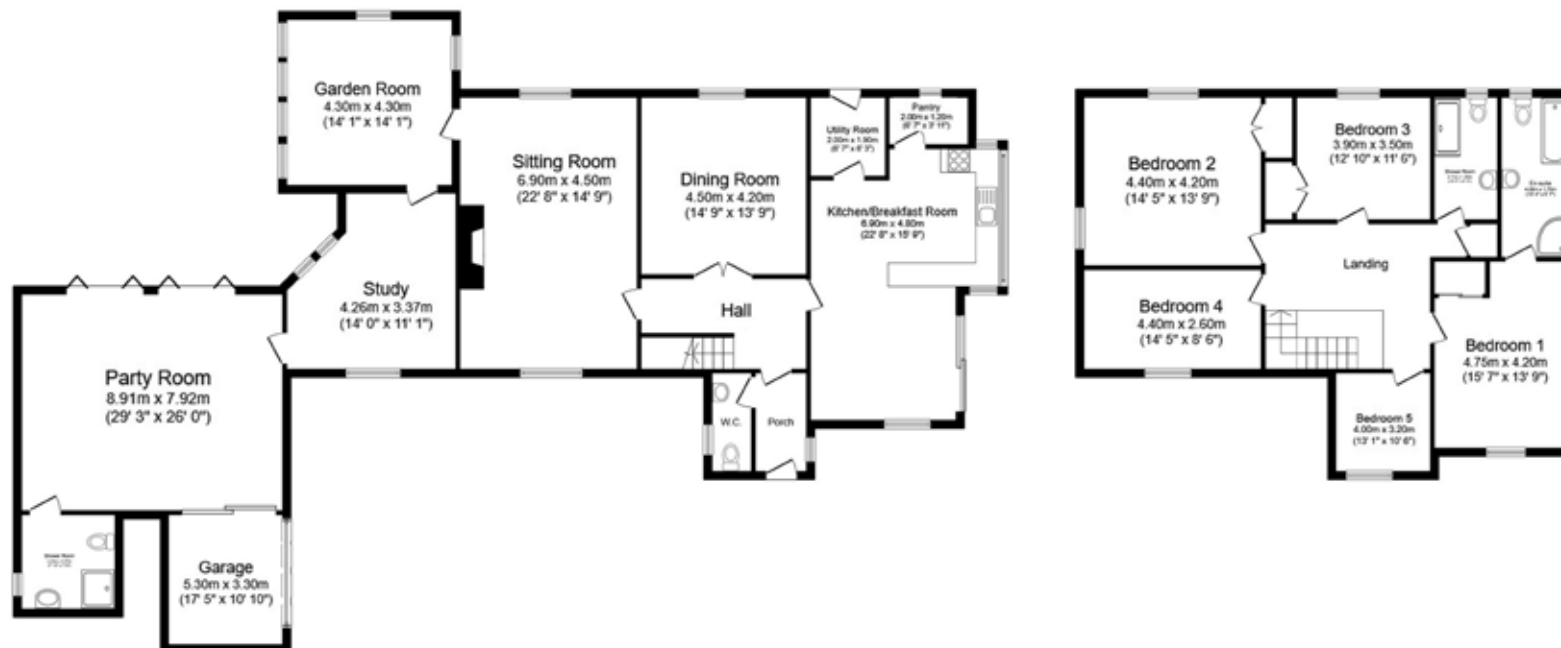
NOTE: The Hot tub and some of the Party Room equipment may be available by separate negotiation.

Directions: Proceed from the market town of Diss along the A1066 in a westerly direction and continue through the villages of Roydon and Bressingham. On entering the village of South Lopham take a left hand turn signposted Redgrave. Follow the road into the village and continue past the village community pub and shop and village green with duck pond and take a left hand turn into Half Moon Lane. The property is located on the left hand side set back from the road.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [///repayment.chapels.divides](http://repayment.chapels.divides)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property - DIS4386
 Approx. Internal Floor Area - 3107 Sq ft / 288.7 Sqm



Ground Floor

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First Floor



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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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