

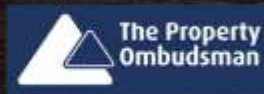
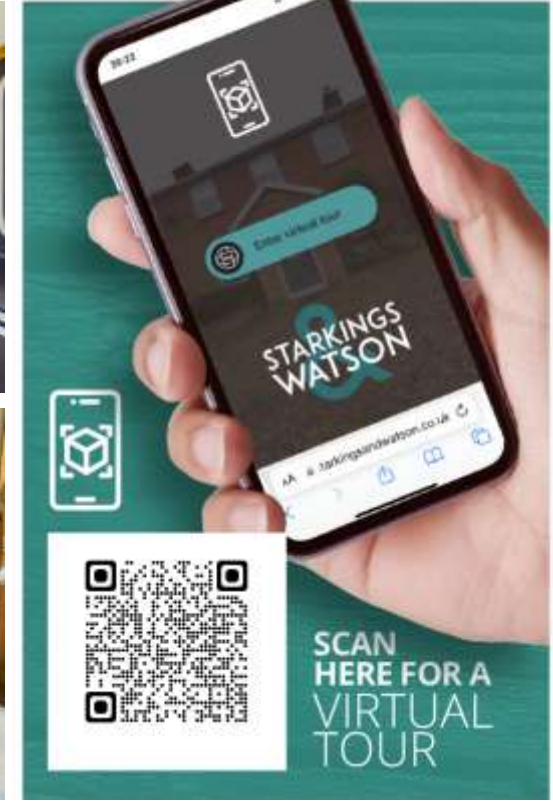
READING GREEN

Hoxne, Eye IP21 5DJ

Freehold | Energy Efficiency Rating : C

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PROPERTY



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STARKINGS
WATSON

- High Specification Detached Bungalow
- Annexe, Cart Lodge & BBQ Hut
- Plot Spanning Approx. 0.5 Acres (stms)
- Stunning Open Plan Space with Beams
- Two En Suite King Size Bedrooms
- Two Secure Gated Access
- Patio Extending Across Rear
- Fantastic Lawned Expanse

IN SUMMARY

A GRAND DESIGN paired with FUNCTIONAL ANNEXE, for a loved one to occupy, and an uncompromising commitment to a HIGH SPECIFICATION FINISH. This family home is LIKE NO OTHER with its deceptively spacious accommodation featuring a BREATHTAKING OPEN PLAN LIVING SPACE which features STUNNING TIMBER BEAMS running the length of the space providing STRUCTURE to this home, and CHARACTER to the decor. There is a KITCHEN, sitting and dining space, FLOODED WITH NATURAL LIGHT and connecting to the hall, utility and laundry rooms, TWO EN SUITE DOUBLE BEDROOMS and there is a separate W/C. There is SCOPE to create a THIRD BEDROOM and there are a RANGE OF OUTBUILDINGS on the approximately 0.5 ACRE PLOT (stms), which match the QUALITY & STYLING of the Barn perfectly. These include 'The Annexe' a cart lodge with ACCOMMODATION above, space for two cars under, COVERED SEATING AREA and a ground floor, shower room. There is a timber storage shed and BARBECUE HUT located within the gardens.

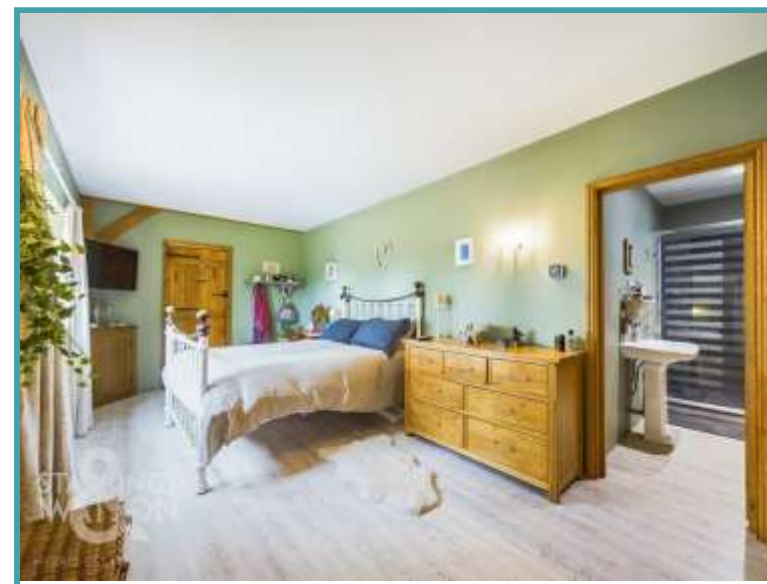
SETTING THE SCENE

The property is approached via a shared driveway which leads to the secure gated parking. With shingle underfoot, there is a parking area which runs across the front of the property and leads to the double cart lodge. Once parked, to

the left-hand side of the drive the double carport has a personnel door which leads to the accommodation above, double gates to the garden and crossing the driveway, access to the main accommodation.

THE GRAND TOUR

Stepping inside this home, the quality of finish can be seen immediately. With limestone tile and underfloor heating in the porch which continues through the main accommodation, there is space for coats and shoes with an opening to the hall. The hall connects to both bedrooms, with space for a ladder to access the mezzanine. There is an opening to the open plan sitting/dining space which is breath-taking, the height of the ceiling paired with the exposed timber beams and sheer size of this space is truly something to behold. Heading in the opposite direction into the bedrooms, both are large enough to fit king size beds, freestanding bedroom furniture and have uPVC double glazed windows. The ensuite in the first bedroom has a three piece including a double shower and the main bedroom has a rolled top bath with rainfall shower over and a curtain rail. You cannot help but look up as you enter the sitting/dining room with the windows to side, bi-folding doors to rear and velux windows at high level - this room is flooded with natural light. To the left-hand side, there is an opening to the kitchen which has a space for a 'Rangemaster' LPG cooker and a fridge/freezer. The French navy coloured cabinets are at low level only with a built-in dishwasher, at high level there is room to add shelving between the triple aspect windows. There is bespoke cabinetry in the utility room and laundry room with space for washing machine and tumble dryer provided, the utility area also benefits from an inset sink and both rooms have a window to rear. ANNEXE - The studio style annexe accommodation has an area for a double bed with adjacent bathroom, an entertaining space with wood effect flooring and a kitchenette to one corner. Given the open plan nature



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of the accommodation there is a triple aspect meaning it is a wonderful space.

THE GREAT OUTDOORS

Stepping out of the property through the Bifolding doors, there is ample space to entertain on the generous patio which has a low-level brick wall to finish. Steps lead from here to the lawned expanse with the wonderful Icelandic BBQ hut which features power, lighting and seating positioned around the central barbequing space. Heading along from the patio, there is space for the 'Wellis' hot tub which is only three years old and a timber shed which is still under warranty with a PVC door and double glazed anthracite windows. Adjacent to here, there is a separate garden which is currently laid to lawn but could be a fantastic place to plant or just for entertaining.

OUT & ABOUT

Located in the heart of the picturesque and idyllic Suffolk village of Hoxne, there is plenty of history to learn about this beautiful village. With splendid architecture and easy access to some lovely walks, Hoxne also benefits from a thriving village store, public house, primary schooling, sport facilities, and a community centre, offering a perfect lifestyle balance. The nearby towns of Diss and Eye have further facilities which include supermarkets, bus services and from Diss, a mainline rail line to London Liverpool Street.

FIND US

Postcode : IP21 5DJ

What3Words : ///orchestra.buzzards.seeing

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The main access is owned by the neighbour and there is a right of way to this property with no fees or maintenance paid. The property is on mains drainage with air source heat pump for heating of the main house. There is an LPG tank for the 'Rangemaster' cooker, heating the annexe and cart lodge accommodation.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

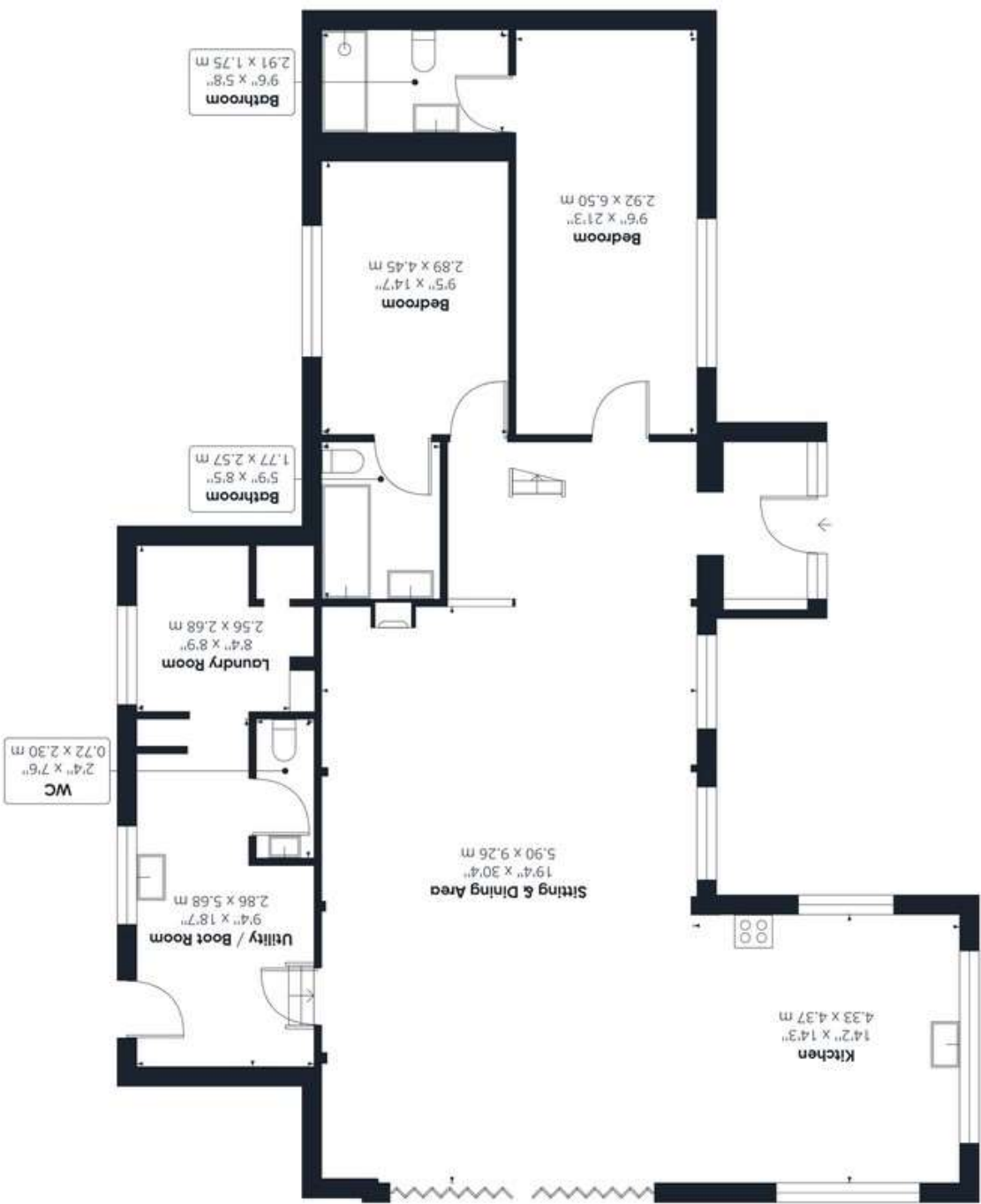
Price:



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Ground Floor Building 1



Approximate total area⁽¹⁾
 1670.94 ft²
 155.24 m²
 Reduced bedroom
 0.61 ft²
 0.06 m²

(1) Excluding balconies and terraces

Reduced bedroom
 (below 1.5m/4.92ft)

GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.