



# White House Farm

Reading Green, Hoxne, Eye, IP21 5DJ



## An exceptional and beautifully presented Grade II Listed thatched cottage with an abundance of character set in 2.25 acres (STMS)

White House Farm is a beautifully presented detached thatched cottage, situated in a wonderfully secluded location in the hamlet of Reading Green.

The accommodation briefly comprises: Entrance Porch to the rear, leading to Hallway/Office, Cloakroom, Boot Room, Sitting Room with wood burner, Kitchen with walk in Pantry leading to second porch with stable door to rear garden. Stairs from Sitting Room to the first floor lead to landing, Bedroom one, Bedroom two, family Bathroom and Bedroom three, with second staircase down to entrance Hallway. The property benefits from a large gravel driveway, cottage style gardens to the side and rear, Workshop, Summerhouse, Woodstore, Tool Shed, Greenhouse and further land of approx. 2.5 acres STMS.

### LOCATION

Reading Green is a hamlet on the outskirts of the popular and historic village of Hoxne, considered to be one of the prettiest villages along the Waveney Valley. The village has a shop, pub, school and village hall with further amenities available in

Eye, some 5 miles away, which has the excellent Hartismere High School providing secondary education and Graded as Outstanding in its last Ofsted inspection. The market town of Diss lies 6 miles away and offers amenities including schools, health and sports facilities. Diss has direct rail services to London Liverpool Street station (approximately 1 hour and 20 minutes) The property lies outside the hamlet along with just three other properties and enjoys a rural location.

### SERVICES

Oil fired central heating. Mains water and electricity are connected to the property. Private drainage.

### LOCAL AUTHORITY

Mid Suffolk District Council Band E



3



1



2



2.25  
acres



7.6  
miles

## the property

White House Farm is the quintessential English thatched cottage and has so much to offer in terms of features and character. Beautifully presented by the present owner, viewing is essential to appreciate this idyllically situated cottage.

The property has inglenook fireplaces to the sitting room and kitchen, the latter featuring an old bread oven and an Aga together with a walk in Pantry off. The sitting room also enjoys a double aspect and features a wood burning stove. There are two staircases in the cottage giving access to the three first floor bedrooms and bathroom and there is also a bathroom on the ground floor. White House Farm features an abundance of attractive original beams throughout.

## Outside

A five bar gate opens onto a large gravelled driveway. A field gate gives access to the stunning cottage style rear garden with a path leading up to the entrance door. The gardens are well established and include an orchard, a meadow, a formal garden with Workshop, Summerhouse, Woodstore, Tool Shed and Greenhouse. The grounds extend to approximately 2.25 acres (STMS)

## directions

From Diss head east on the A143 towards Great Yarmouth. At Billingford turn right and at the T-junction turn left towards the village of Hoxne. Proceed up the hill and take the right hand turn at the top of the hill into the village. Continue past the pub and then take the left hand turn in Abbey Hill. Proceed through the village and take the right hand turn signposted Denham. Continue into the village and take the left turn signed Reading Green. Follow the road around a right hand bend and take the next left turn where White House Farm will be found immediately on the left hand side.

## viewing

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.











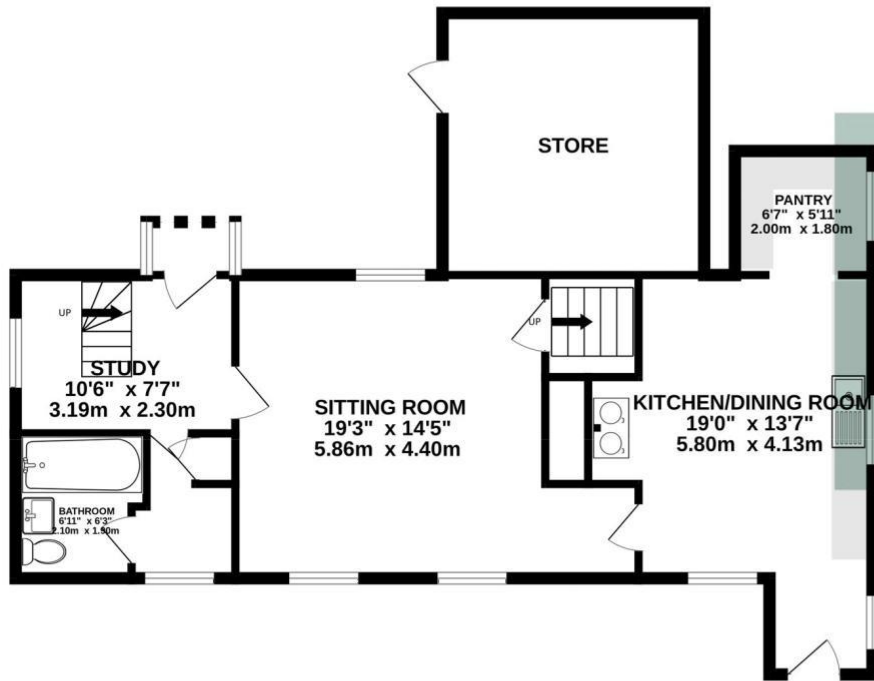




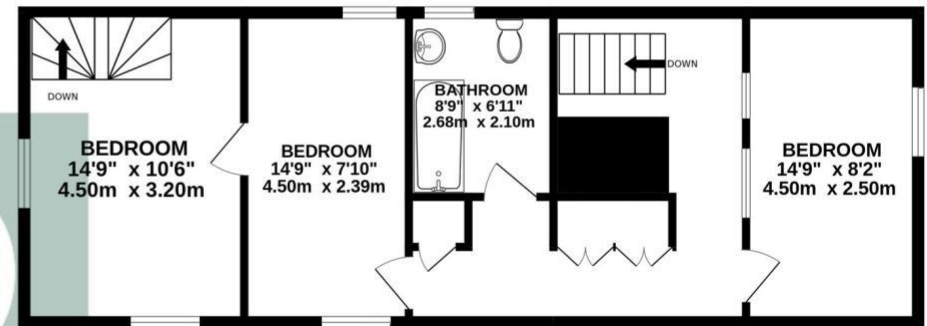


# FLOORPLAN

GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# DURRANTS

SINCE 1853

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## CONTACT US

Durrants, 2b Market Hill, Diss,  
Norfolk, IP22 4JZ

Tel : **01379 642233**

Email : **diss@durrants.com**

