



Thalia  
The Entry | Wickham Skeith | Suffolk | IP23 8LY

# DIVE INTO TRANQUILLITY



This spacious, single storey property, extensively improved by the current owner, sits on a beautiful three quarter acre plot (stms) in the heart of a charming Suffolk village. The property offers four generous bedrooms, a modern fitted kitchen/breakfast room, separate dining room, spectacular sun and garden rooms and a swimming pool. With its convenient location near the amenities and mainline train stations of Stowmarket and Diss, this stunning home provides an attractive blend of tranquillity and accessibility.



# KEY FEATURES

- A Superb Single Storey Dwelling in a Very Pretty Village Location
- Four Very Comfortable Bedrooms; Three En Suites and a Cloakroom
- The Master Bedroom benefits from a Dressing Room and Large En-Suite
- Formal Dining Room and Sitting Room, Garden Room and Sun Room
- Kitchen/Breakfast Room with Separate Utility Room
- The Property sits in around 0.7 of an acre with a Heated Outdoor Pool, Log Cabin and Workshop
- Double Garage and Cart Lodge
- The Accommodation extends to 2,590sq.ft
- Energy Rating: D

The owners purchased the property in 1993 and, recognising the huge potential, have enjoyed transforming the property into what it is now. The owners list some of their projects to include creating two en-suites from an original bedroom, creating a study, cloakroom and dressing area; replacing all external fixtures, such as the windows, doors and fascias and adding a garden room and sunroom. In addition, they have added a utility room and, three kitchens later, arrived at the current kitchen, which they are very happy with. Underfloor heating has also been fitted in many of the rooms. "One of our favourite things is coming home to that instant feeling of tranquillity," says the current owner of this wonderful property. What more could one ask for? he continues, describing the property's allure and pointing out that, although it isn't isolated, it does provide a great deal of privacy.

## Step Inside

As soon as you enter the roomy entrance hall, it is evident how much love and attention has gone into transforming this wonderful home. Three of the four bedrooms, as well as the cloakroom are located to the left. Two of the bedrooms have their own ensuite shower rooms, with the end bedroom also benefitting from French doors that open onto a private garden area. With its en-suite and private garden, this room would be ideal for an elderly relative or for guests. The dining room, with a large window overlooking the side garden, has plenty of space for formal dining or versatile repurposing. The principal bedroom is a delightful space, boasting a large ensuite bathroom, complete with walk-in shower and corner bath and adjacent dressing area. Flooded with natural light, with French doors leading onto the patio, the bedroom offers picturesque morning views reminiscent of a holiday retreat, overlooking the pool and garden. The room has been fitted with an electric blind and built-in wardrobes, mirroring the design found in the adjoining dressing room.





# KEY FEATURES

## Spacious Living

There is a spacious kitchen fitted with black gloss John Lewis units that are complemented by chrome handles, granite worktops, upstands and window sills. Integrated appliances include a washing machine, fridge freezer, double oven with microwave, dishwasher and hob. A large breakfast bar and full height storage cupboards complete the kitchen. Maintaining the flow of the kitchen, the porcelain floor tiles, cabinets, and worktops have been continued into a useful utility room, creating visual harmony. With its generous size, the sitting room offers ample space for cosy evenings or entertaining. Enhanced with subtle 'star effect' ceiling lighting, it sets the mood for relaxed evenings, while a floating media unit adds practical storage. Whether you're unwinding or hosting, this room is designed to meet your lifestyle needs. The sitting room serves as the gateway to two of the property's newest additions: the glorious sunroom, utilised by the owners as a study and the splendid garden room, both of which boast a striking lantern roof light and access to the lawn and patio. Both of these rooms offer abundant versatility and can be easily adapted - whether you are seeking a serene workspace bathed in natural light or a relaxing retreat with all round garden views.

## Step Outside

Access to the property is off a no-through lane, via double gates that open onto a spacious driveway that sweeps round towards the double garage and property. Generous parking is available. The owners love the garden, with mature hedges providing seclusion and privacy, and it shows. It is a real standout feature of this fabulous home. This sunny, south-facing plot is meticulously maintained and is laid predominantly to lawn with carefully planted native trees that include an original apple tree that pre-dates the property. The garden is fully enclosed by hedges and fencing. The garden has been a cherished retreat for the owners who have hosted countless gatherings here and it's easy to see why. It is an incredible space for entertaining. A newly laid porcelain tiled patio/pool surround and bbq area extends from the rear of the property. From the patio, steps lead to the 23 x 13ft heated swimming pool - a treasured feature of the garden. Situated by the pool, an undercover outdoor kitchen provides a perfect BBQ spot and is complemented by a brick-built pizza oven. Adjacent is a covered patio area, where you can sit and enjoy your pizza creations. A log cabin, complete with a gym, sauna and chill out area also provides extensive adaptability as a hobby room or office. Both the log cabin and garage have power and light. Additionally, there is a separate workshop at the end of the garden, along with a shed for tools. "Thalia is our little world, indeed, for the past few years we simply have decided not to go on holiday - with what we have built Thalia into, we have everything we want to enjoy our leisure time (except, sometimes, the weather!)"

































# INFORMATION

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## On The Doorstep

It's a very active village, with a thriving village community that offers so much. The list of activities at the village hall is diverse and extensive and includes lunch club, pilates, history club, gardening club, coffee mornings and pub nights, together with seasonal parties for the children. There is still a traditional village fete on the village green held every June. The village falls within the catchment area for the esteemed Hartismere School. Local amenities of shop, post office and GP surgery can be found in nearby Mendlesham (2.8 miles), with the small market town of Eye also providing shops, pub and takeaways, together with the library and arts centre.

## How Far Is It To

The market town of Stowmarket (9.5 miles) offers a wealth of amenities, including supermarkets, DIY shops, diverse dining options, a modern sports centre and cinema. The nearby town of Diss (9.5 miles) offers similar amenities as well as a weekly market every Friday. Both towns provide convenient direct rail services to London (80 minutes) and Norwich (30 minutes), facilitating effortless access to both major cities.

## Directions

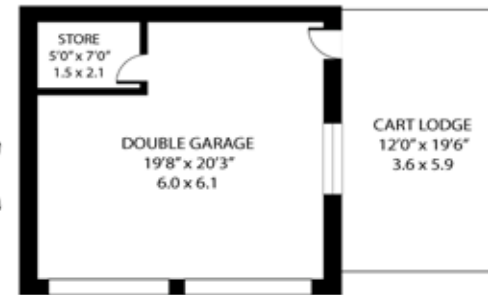
From Diss head south on the A140 for 7 miles. Turn right onto Workhouse Road and then continue onto Wickham Road. Turn left onto Dove Lane and then left at the 1st cross street onto The Broadway. Turn right and then left onto The Entry, where the property will be found on the left hand side.

## What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [native.inversion.yards](#)

## Services, District Council and Tenure

Oil Heating, Mains Water, Mains Drainage, LPG for the Pool  
Broadband and Mobile Phone Reception - varies depending on provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Mid Suffolk District Council - Council Tax Band E  
Freehold



(NOT IN POSITION)



(NOT IN POSITION)



(NOT IN POSITION)

**The Entry, Wickham Skeith IP238LY**

TOTAL APPROX. FLOOR AREA 2,590 SQ.FT - 241 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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