



Hintlesham House
Langton Park | Eye | Suffolk | IP23 7LZ

ABUNDANCE OF SPACE



This substantial five-bedroom home is as impressive inside as it is out. Tucked away along a private drive, bordered by farmland yet only a short walk from Eye, this beautifully presented home offers two ensuites, a large bathroom, a spacious sitting room, formal dining room and garden-facing family room. What's more, with a total plot size of 2 acres (stms) including a paddock, there's an abundance of outside space too!



KEY FEATURES

- A Substantial Detached Modern House situated on a Private Select Development
- Five Generous Bedrooms: Two En Suites and a Family Bathroom
- Spacious Drawing Room with Multi Fuel Fireplace
- Formal Dining Room and Useful Study
- Kitchen/Breakfast Room with Separate Utility Room and WC
- The Grounds extend to Around 2 acres (stms) and include a Paddock
- Double Garage with Driveway providing Plenty of Parking
- The Accommodation extends to 2,916sq.ft
- Energy Rating: B

As locations go, it doesn't get much better than this. Set along a private drive, shared by only four other properties, this stunning home is set back within its 2 acre (stms) plot and surrounded by farmland. You could be fooled into thinking you're in the middle of nowhere, yet the reality is quite the opposite - the property is merely half a mile from the delightful market town of Eye and its many amenities. The property was built approximately 20 years ago, as part of a small arrangement of similar properties and the current owners have enjoyed life here for the last 17 years. "It's such a lovely place to live," she explains, "it's so open and very peaceful." The attractive location is matched only by the spaciousness of the house itself, which offers an impressive 2,916 square feet of living space. It's an attractive looking property, with cream elevations under a double-pitched pantile roof from which solar panels make good use of the sunshine.

Step Inside

An open porch guides visitors into the spacious entrance hall, where a three-quarter turn staircase leads to the first floor. There is no need to jostle for space in this hallway with ample room to comfortably greet guests. To the right lies a large sitting room that spans the depth of the house, from which French doors exit to the patio. An exposed brick fireplace with woodburner provides a delightful focal point - perfect for winter nights. Back in the hall you will find entry to another reception room, currently utilised as a formal dining room. This adaptable space could easily serve a variety of alternative functions, particularly if you decide to utilise the ample kitchen space for dining. Additionally, a ground floor study and cloakroom are conveniently positioned off the hallway. Like many of the rooms in this attractive home, the kitchen/breakfast room impresses with its spaciousness. Fitted with traditional wooden units, arranged in a practical u-shaped configuration at one end, with a generous area for dining at the other, this is the perfect cooking/dining set up. The kitchen is equipped with a large Rangemaster, integrated dishwasher and an American-style fridge freezer - all fixtures that will remain with the kitchen.





KEY FEATURES

An expansive utility room adjoins the kitchen, fitted with a continuation of the cabinetry found in the kitchen. This practical space will help ensure your household runs smoothly while providing additional storage for any kitchen over-spill. A fantastic addition to the ground floor is the sunny family room adjacent to the kitchen. Currently utilised as an area for relaxation, its inviting proportions and dual aspect guarantee regular use. Washed in natural light, it frames stunning garden views through the French doors and windows. Furthermore, it offers an excellent space for entertaining, allowing seamless indoor/outdoor access and convenient proximity to the kitchen.

Exploring Upstairs

To the first floor is a considerable landing area, from which the five double bedrooms are accessed. Mirroring the ample proportions of the ground floor, each bedroom offers abundant space. The principal bedroom, positioned toward the front of the house, boasts plenty of natural light from its dual aspect. The room also benefits from an ensuite shower room and built-in wardrobe space. The reverse L-shaped layout of the room provides flexibility, allowing for a dressing area or nursery space at its narrowest point. The second largest bedroom, located at the rear of the property, features a convenient walk-in closet and ensuite shower room. The remaining bedrooms share a large family bathroom, complete with fully tiled shower cubicle and full-length bath.

Step Outside

This impressive house exudes kerb appeal with its expansive frontage and commanding dimensions. A wide, block paved driveway leads to the detached double garage, while tapering to create a footpath to the front door. Gated access to the side leads to the rear garden. The rear garden is expansive. A patio area greets you as you step out from the sitting room and family room, extending seamlessly around the perimeter of the property for convenient access. Much of the plot is laid to grass, complemented by well-maintained shrubs and planted borders. Separated by laurels, there is also a paddock area and in total the plot measures approximately 2 acres (stms). The current owner has planted several fruit trees here and, while not currently utilised for grazing, the paddock could readily be adapted to accommodate a pony.





























INFORMATION



On The Doorstep

The market town of Eye is located 4 miles south of Diss and 23 miles south-west of Norwich. This picturesque town is steeped in history and boasts an array of local shops and facilities including two supermarkets, a butchers, a local bakery, several hairdressers, a GP surgery, a gym and a chemist. There is also a selection of schools, including Hartismere School, which has been voted 'Outstanding' by Ofsted in consecutive reports.

How Far Is It To

Eye is very well placed for wider connectivity to the market town of Diss (4 miles) with its range of shops and amenities and direct train services into London (90 minutes) and Norwich (20 minutes). Norwich is home to two universities, a mainline train station and an international airport.

Directions

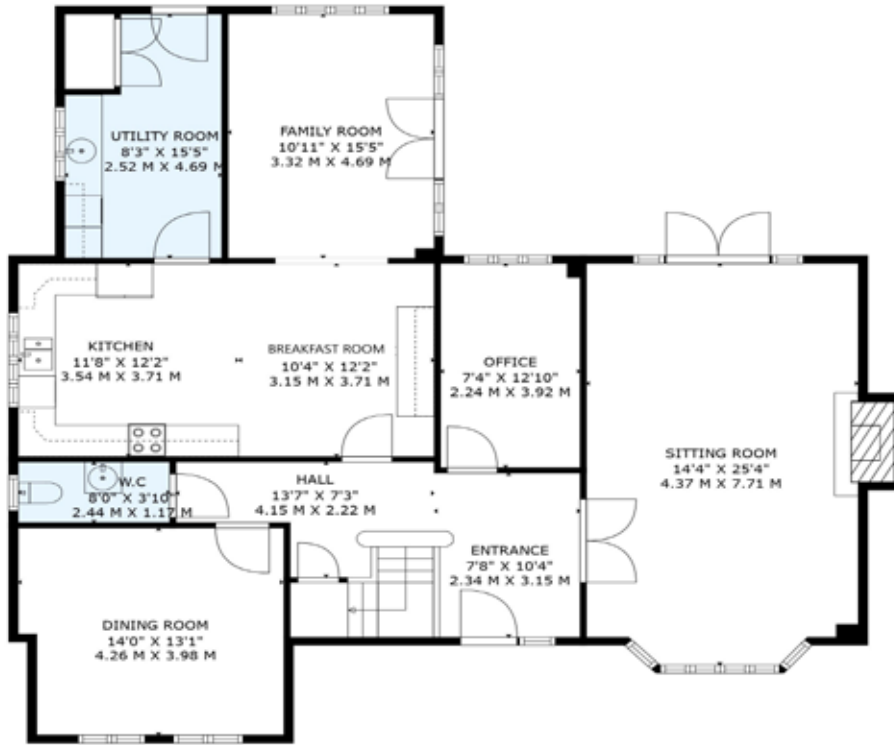
Proceed from the market town of Diss along the A140 in a southerly direction - take a left hand turn signposted Eye. On entering the town of Eye take a left hand turn at Langton Park. Follow the private drive and the property will be found on the left hand side

What 3 Words Location

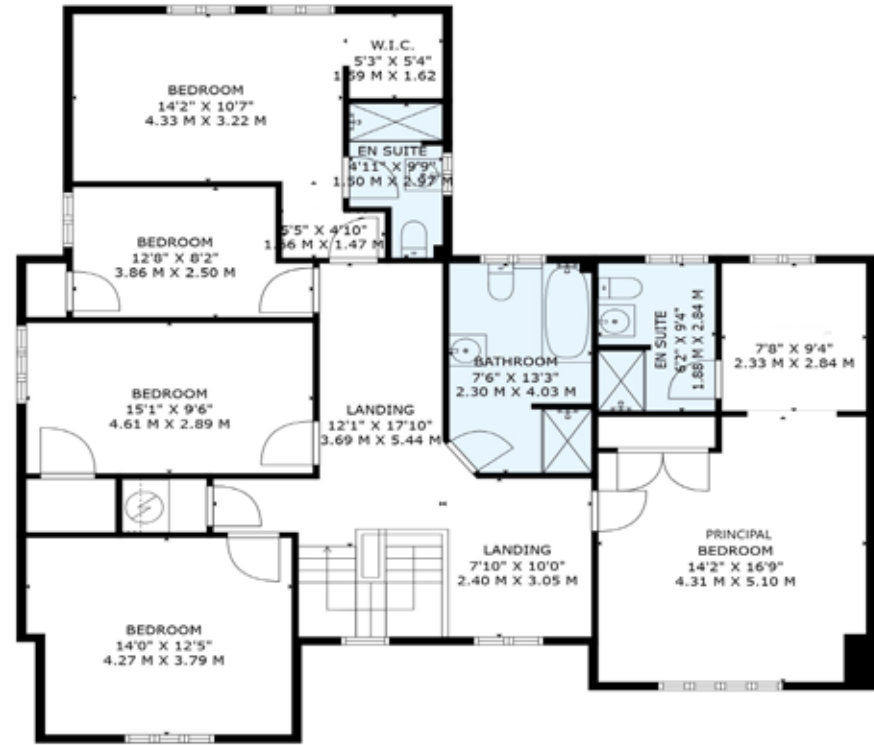
Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [scatters.grow.simulates](#)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Treatment Plant
Mobile Phone Coverage -varies depending on Network provider
Broadband Available - vendors currently use BT
Please see www.checker.ofcom.org.uk for Mobile/Broadband availability
Mid Suffolk District Council – Council Tax Band G
Freehold



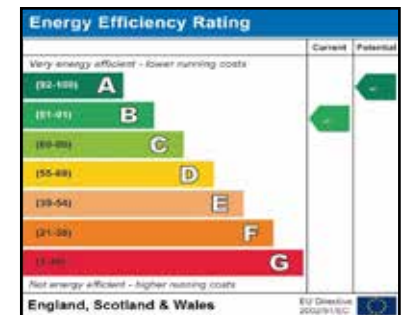
FLOOR 1



FLOOR 2

TOTAL: 2916 sq. ft, 271 m2
FLOOR 1: 1446 sq. ft, 134 m2, FLOOR 2: 1470 sq. ft, 137 m2
EXCLUDED AREAS: FIREPLACE: 7 sq. ft, 1 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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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