



Marlow House  
Vicarage Road | Wingfield | Suffolk | IP21 5RB

# MODERN HOUSE, DISTANT VIEWS



At over 2,600 square feet, there is more than enough growing room in this relatively new four-bed-three-bath home. Inside, you'll be able to spread out into distinct living areas without any overcrowding. Outside and beyond is everything the family needs – a large garden with country views, a lively community, good local schools and easy transport links farther afield.



# KEY FEATURES

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- Spacious four double bed detached property
- Wonderful uninterrupted country views
- Approximately .33 of an acre plot (stms)
- Large Principal bedroom with ensuite Wet Room
- Large and social kitchen diner with bifold doors
- Finished to an exceptional standard
- Air source heating
- A quiet village location
- A short drive from the train links and amenities of Diss
- Chain Free

Completed in 2012, the house has been in single ownership since. The approach is up a brick drive where you'll park in a double garage with automatic doors. White render and a double height bay window in white brick form the handsome asymmetric frontage of this cross-gabled building. Entirely detached and set back from the road, first impressions are of space, light and tranquillity.

## Step Inside

A bracketed canopy provides cover while you enter the central hallway. Light streams through this south-facing, part-glazed entrance and is reflected by smooth pale ceramic flooring here and in the kitchen. Underfloor heating throughout the ground floor – and the associated absence of radiators – enhances the elegance of these spaces as well as being very efficient. To your left is a large sitting room which runs the depth of the house. Triple aspect, with a set of bi-fold doors to the garden and lime-washed oak flooring, this is an expansive and calm environment and large enough for the whole family to gather in comfort. An unfussy fireplace in pale stone houses a wood-burning stove for a cosy focus on winter nights. Across the hall is an alternative sitting room, almost as big and with a wide south-facing bay window which captures sunlight all day long.

## Heart of the Home

At the back of the house is the kitchen-diner, very much the centre of operations and a room you won't in the least mind being stuck in. Here is everything the up-to-date chef needs – a range cooker with electric hob and two ovens, a built-in microwave, yards of Corian worktops including a large sit-up island and, chef's perks, a wine fridge.





# KEY FEATURES

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Directly off the kitchen is a well set up utility which doubles as overflow kitchen space. Bi-fold doors form a glass wall which permits beautiful views right down the garden and over the arable land behind. The room easily accommodates, as it does currently, a sofa as well as a circular table. It will, therefore, easily allow an 10-seat rectangular dining table and, with all the doors open to the terrace, will be a truly wonderful spot for summer suppers. Also downstairs is a WC, a coat cupboard and a large pantry adjacent to the kitchen.

## Exploring Upstairs

On the first floor, you'll have a choice of master suites, both with built-in wardrobes and en-suite shower rooms. Two further double bedrooms across the landing are served by a family bathroom with shower stall and tub.

## Step Outside

What with the uninterrupted views to the rear, you'll feel connected to this lovely landscape all year round but in summer with all the bi-folds open this is a spot you'll want to leave rarely, if ever. A rose-covered arch draws the eye down the garden, through the fence and over the countryside beyond. The owners love watching the harvest being brought in. What was, when they bought the property, a blank canvas has been planted up with 23 different trees and shrubs, now maturing nicely, including Pride of India, hazel, photina, holm oak, liquid amber, spindle, apple, plum and cutleaf Alder. A favourite spot for anybody residing at or visiting the house is a bioclimatic pergola in the lee of two rear elevations. This splendid construction, with halogen heaters, lights and movable slats to provide shelter from rain, really is the last word in outdoor living. There is also a large potting shed and a smaller tool shed.





































# INFORMATION

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## On The Doorstep

The historic village of Wingfield, just south of the River Waveney, is home to numerous listed buildings, including a castle. A peaceful village in a beautiful part of the county, at its centre are St Andrew's Church, Wingfield Barns which offers art, theatre and music events and a friendly local, the De La Pole Arms.

## How Far Is It To

Connectivity is good with several urban destinations in easy reach. The market town of Diss with supermarkets, boutique shops and The Corn Hall arts centre is just seven miles distant. From here, trains reach London Liverpool Street in as little as one hour and 21 minutes. Both within a 45-minute drive are the historic cathedral cities of Norwich and Bury St Edmund's.

Directions: From Diss head east on the B1118 through Hoxne and continue on the Chickering Road and take a sharp left onto Syleham Road. Turn right on to Vicarage Road and the property is at the far end of the village on the left.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... merge.salads.sentences

## Services, District Council and Tenure

Air Source Heating, Mains Water & Electricity, Private Drainage (Water Treatment Plant)

Broadband Available - we are informed that there is fibre to the property -please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider

Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability

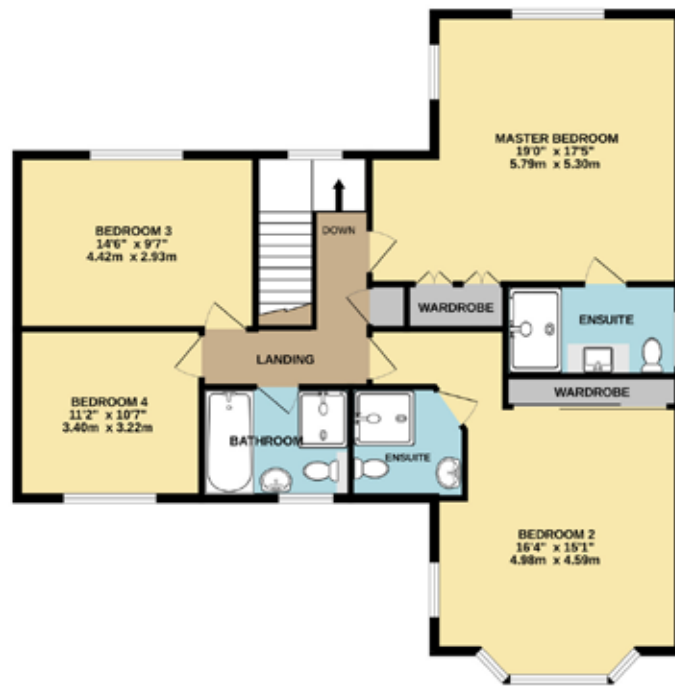
Mid Suffolk District Council - Tax Band F.

Freehold

**GROUND FLOOR**  
1205 sq.ft. (112.0 sq.m.) approx.



**1ST FLOOR**  
1106 sq.ft. (102.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2642 sq.ft. (245.5 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	85   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.





# FINE & COUNTRY

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Fine & Country Diss  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)