



Home Field House
Heckfield Green | Hoxne | Suffolk | IP21 5AB

ONE OF A KIND



Built in 1998 and set in over 3/4 of an acre (stms), this architect designed home has a true authentic feel of a period property with such attention to detail in the character, and offers five bedrooms, four receptions rooms and a stunning kitchen breakfast room overlooking charming gardens, perfect for family and entertaining. Set in the perfect location on the edge of an historic Suffolk village yet close to amenities and transport links, you can have it all here.



KEY FEATURES

- Excellent Detached House
- Edge Of Popular Village
- Charming Gardens With Spectacular Views
- Five Generous Bedrooms
- En Suite and Family Bathroom
- Fine Drawing Room
- Excellent Kitchen Breakfast Room Overlooking The Gardens
- Formal Dining Room, Study And Snug
- Cloakroom and Useful Utility Room
- Spacious Double Garage With Store Room Above

Period Charm

Designed by an architect from the John Alderton Partnership, who have worked closely with the National Trust, the exterior mirrors an old Suffolk farmhouse with the first-floor overhang and the decorative chimney stack in weathered brick. Inside, the elegant stairs showcase an eye catching turned rail while archways on the first-floor landing lead you to the bedrooms. The exposed brick fireplaces with weathered beams above compliment the gorgeous old oak beam in the sitting room. Gothic arched windows in the breakfast room add charm to the cosy character of the Aga kitchen. The attention to detail is superb.

Step Inside

Stepping inside the welcoming, spacious and bright entrance hall with practical wooden flooring, you find the staircase and a cloakroom directly ahead and a formal drawing room with brick fireplace and electric wood burner effect fire to the right, along with quiet study. To the left is the light dual aspect dining room and fantastic open plan kitchen breakfast room with cosy Aga, gorgeous gothic style windows and patio doors to the gardens, plus a recently refurbished utility room. The comfy snug with electric wood burner effect fire completes this floor.

All Things Bright And Beautiful

This house has so many dual aspect rooms so wherever you choose to sit it is light and welcoming. Here the seasons are welcomed with Winter evenings spent in the cosy snug to watch TV or read. In summer the family room, being North facing, is cool and bright but its South facing double French doors leading onto the patio bring in the sunshine too. All year round the current owners enjoy the bright sunny East and South facing breakfast room which they have upgraded in worktops, a Franke filtered, hot and cold water tap, hob and oven. Here they have wonderful views over the garden, observing visits from Goldfinches, Greenfinches and Chaffinches as well as Robins, Collared Doves and a whole range of garden birds. Pheasants and Partridges, Jays, Squirrels and birds of prey are all regular visitors too.

Entertaining is easy here with so much space to spread out and the current owners have comfortably had 10 cars on the drive when hosting various committee and social meetings. Family visiting with a huge motorhome towing a small car behind parked easily on the drive and plumbed into the external power and water supply.... this wonderful place really is a home for all.





KEY FEATURES

Exploring Upstairs

Stairs lead you to two almost separate wings of the house, the generous dual aspect principal bedroom boasts superb dressing room and ensuite, and across the landing is another bright large dual aspect bedroom. Along the landing you find two other double bedrooms served by a large family bathroom, so there is privacy and space for everyone here.

Step Outside

The garden here is completely enclosed and isn't overlooked at all. The various terraces offer opportunity for alfresco dining and barbecues, with places to follow sun or shade. The gardens burst with colour from spring onwards with roses, mature trees and a variety of deciduous shrubs as well as stunning flower beds. The current owners have totally embraced "the good life" growing a variety of vegetables including potatoes, parsnips, carrots, runner beans, aubergines, garlic and tomatoes, but if new owners are not gardeners the vegetable plot could be easily turfed adding to the ample space for children and dogs to just roam free among the enclosed plot. Fruit trees add to this wonderful country residence, offering Gage, Victoria Plum and Apple trees which (this year - 2024) yielded enough Apples to produce 24 litres of Apple Juice!

On The Doorstep

Hoxne village is friendly and welcoming, with an active village hall offering numerous clubs and groups to participate in including Film Nights, Badminton, Keep Fit, Dancing classes, Morris Dancing and talks sponsored by the active local history group. The village has a fascinating history linked to the legend of St Edmund, King and Martyr, who is said to have been killed here in AD 855. Close by is the discovery site of the Hoxne Hoard, the richest treasure find of Roman Britain. Hoxne also has a public house, The Swan Inn, a well-regarded pub with food and regular events.

Annual village events include Harvest Breakfast on the village green and Father Christmas visiting the young and old on Christmas Day. There is a Bowls club/green, a Gardening and Social group and Hoxne has its own Ladies Phoenix group (akin to Women's Institute).

A fully licenced Sports Pavilion hosts events including weekly fish and chip van visit, themed Oriental and Middle Eastern dining events, Classic Car shows, a major Fireworks display, and various festivals and events with live music.





























Early June 2023



Early Spring



Looking East from the garden



These pages show the vendors own library images used with permission showing the garden at other times of the year in all its glory

Sundial Bed Early Spring



Sundial Bed in June



Flower Bed South Edge



Roses near the garage



INFORMATION



How Far Is It To....

An array of local shops and facilities can be found at the nearby picturesque town of Eye (approximately 3.9 miles), including two supermarkets, a butcher, several hairdressers, a hardware shop, a bakery, a GP surgery, a gym and a chemist. There are also a number of schools, including Hartismere School, which has received consecutive 'Outstanding' ratings from Ofsted. The thriving market town of Diss (5.6 miles) provides further amenities and direct rail services into London (90 minutes) and Norwich (20 minutes). For days out you are spoilt for choice with historic Framlingham Castle, Southwold beach and the cathedral cities of Bury St Edmunds and Norwich both within easy reach.

Directions

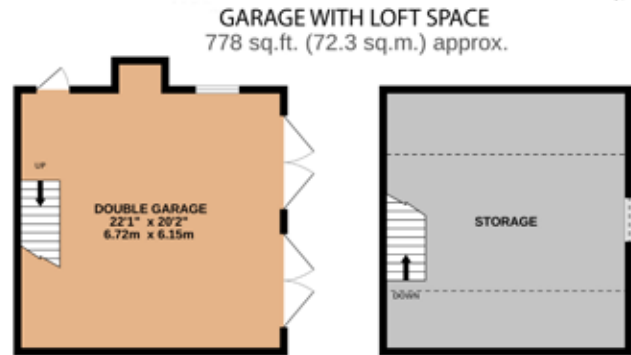
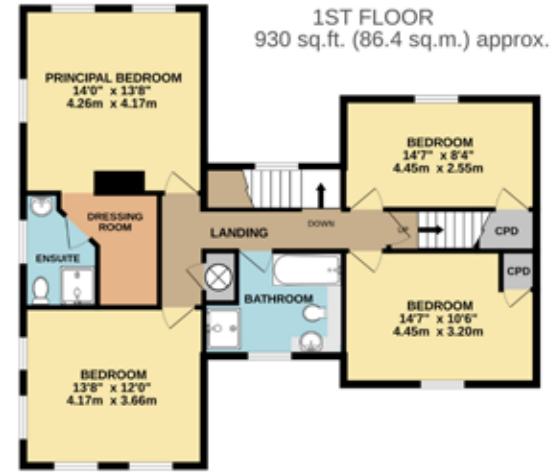
Proceed from the market town of Diss along the A143 in an easterly direction towards Harleston. At the Billingford windmill take a right hand turn signposted Hoxne. At the T junction take a left-hand turn. At the top of the hill take a right hand turn on a sharp left-hand bend into the village of Hoxne. Continue past the village pub and take a left hand turn over Goldbrook Bridge. Follow the road for some distance and continue past the village primary school. The property will be found a short distance along on the right-hand side.

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... [///scan.tripling.head](http://scan.tripling.head)

Services, District Council and Tenure

Oil Fired Central Heating
Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check
Mid Suffolk District Council - Tax Band G
Tenure: Freehold



TOTAL FLOOR AREA : 3458 sq.ft. (321.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Energy efficient - Green (energy costs)	A		
B			
C			72
D		55	
E			
F			
Not energy efficient - High energy costs	G		

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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.



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