



16 Old Rectory Gardens  
Occold | Eye | Suffolk | IP23 7PD

FINE & COUNTRY

# SUPERB FAMILY HOME



Looking for space, tranquillity, and village charm? This four-bedroom detached home in Occold sits on a generous 0.4-acre plot (stms) and boasts a beautiful garden, spacious living areas, and a versatile studio - ideal for a home office or creative hideaway. With a double garage, large driveway and situated within the catchment area of the highly rated Hartismere School, it's perfect for families. Enjoy the nearby local pub, scenic countryside walks and easy access to the market towns of Eye and Diss. With no onward chain, this is a fantastic opportunity to settle into a welcoming community.



# KEY FEATURES

- A Four-bedroom detached family property, some updating required
- Generous plot of approximately .4 of an acre (stms)
- Wonderful multi-purpose room in the garden / currently an art studio
- Quiet village location with an excellent local pub
- Large living room with doors to the garden
- Beautiful garden room
- Within the Hartismere catchment area
- Double garage and large driveway
- A short drive from Eye and the train links for Diss
- CHAIN FREE

Ever dreamt of escaping to a peaceful village, where the air is fresher, the neighbours are friendlier and the local pub is just a short stroll away? Well, this four-bedroom detached home in Occold could be the answer to your prayers (or at least your Rightmove searches), with some updating required. Set on a generous 0.4-acre plot (stms), with a lovely garden room, a separate studio/workshop and a double garage with an attached carport, this is the kind of home where life just feels easier.

## Step Inside

Step through the front door and you'll find yourself in a welcoming hallway that leads to each of the ground floor reception rooms. Straight ahead, the double-aspect living room is a cosy yet airy space, complete with French doors that open onto the secluded garden. Whether you're hosting friends or just stretching out with a good book, this space is designed for relaxation.

For cooking enthusiasts, the kitchen diner is stylish and functional, providing ample space for whipping up a feast as well as direct access to the rear garden. A separate dining room sets the stage for entertaining, while a useful utility room works quietly behind the scenes - tackling laundry, muddy boots and everything else life throws its way. The garden room is a bright suntrap of a space, added by the vendor. It's the perfect spot to kick back, enjoy the sunny garden views and maybe sneak in a nap when no one's looking!

## Exploring Upstairs

Upstairs, you'll find four generously sized and versatile bedrooms, each offering ample space to adapt to your lifestyle - whether it's a home office, guest room, or bedroom. The principal bedroom comes complete with its own ensuite for added convenience. The family bathroom is bright and functional, ready to tackle your family's busy morning routine.





# KEY FEATURES

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## Step Outside

If you love space, privacy and a garden that actually feels like a garden, then you're in for a treat. With 0.4 acres (stms) to enjoy, there's plenty of room for kids to play, dogs to zoom, and grown-ups to unwind. The spacious lawn is full of possibilities - whether you want to create a vegetable garden, set up a play area for the kids, or maintain a perfectly manicured lawn for croquet. With so much potential, it's a blank canvas, ready for your imagination to take over.

The detached studio/workshop is a real highlight. Currently used as an art studio, but equally suited for pottery, woodworking, or even just housing your ever-growing collection of "projects you'll finish one day," it's an enviable space to have.

And let's talk about parking - because we all know the struggle of squeezing into tiny driveways. Here, you've got a double garage, a carport and a large driveway, meaning plenty of space for visitors.

## On The Doorstep...

Occold is one of those villages that makes you feel instantly at home. With its strong sense of community, picturesque surroundings and welcoming locals, it offers a peaceful, laid-back lifestyle without sacrificing easy access to everything you need.

Need a pint and a chat? The Beaconsfield Arms (known locally as 'The Beaky') provides a cosy retreat with rustic décor, great food, wood-burning stoves and friendly service.

Families will be delighted to know that the house falls within the Hartismere School catchment area, meaning top-notch education is also right on your doorstep.

Love the great outdoors? There are plenty of picturesque countryside walks to explore, whether you're a dog walker, a runner, or just someone who enjoys a scenic Sunday stroll after a pub lunch.

































# INFORMATION

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## How Far Is It To...

While Occold offers peaceful village life, you're never far from everything you need. The village is located only two miles south-east of the market town of Eye and eight miles from the historic town of Diss.

Eye boasts a thriving local community with an array of amenities, including two supermarkets, a butcher, a local pub, a bakery, hairdressers, a hardware shop, GP surgery and a chemist. There is also a selection of takeaway restaurants and independent shops. The town enjoys a range of sporting facilities too, including a gym, sports field, cricket club, and bowls club plus a network of footpaths and parks where you can explore the surrounding area further. The market town of Diss (10 miles) offers a good selection of shops and a weekly market. The mainline station provides regular, direct rail services into London Liverpool Street (90 minutes) and Norwich (25 minutes). And let's not forget the Suffolk coast! If a day at the beach is calling, you're not far from Southwold and Aldeburgh, perfect for fish and chips, beach walks and a bit of seaside nostalgia (30-40 minutes).

## Directions

From Diss head south on the B1077 through Eye. Turn left into Church Street and Rectory Gardens is on your right.

## 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... What 3 Words Location -/// flooding.airstrip.shrub

## Services, District Council and Tenure

Mains Electricity, Water and Drainage, Oil Fired Central Heating.

Broadband Available -Please check [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

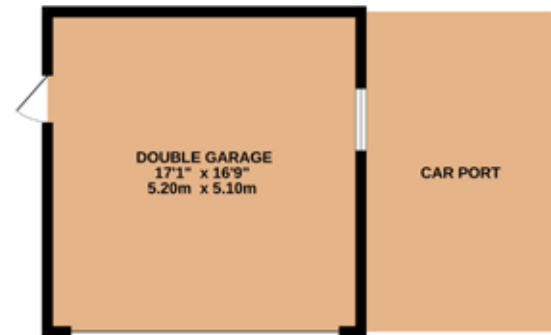
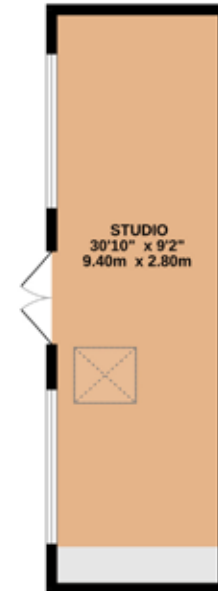
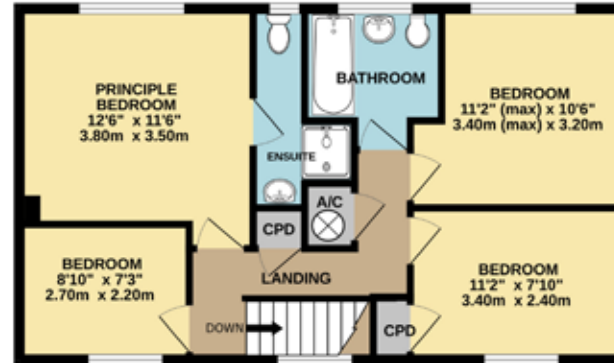
Mid Suffolk District Council - Band E

Tenure: Freehold

**GROUND FLOOR**  
849 sq.ft. (78.9 sq.m.) approx.



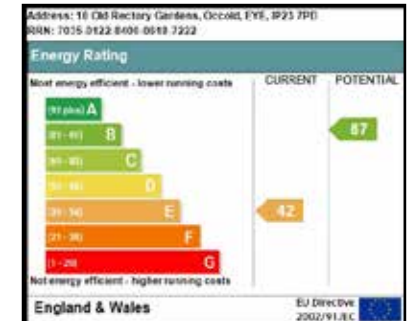
**1ST FLOOR**  
601 sq.ft. (55.8 sq.m.) approx.



**TOTAL FLOOR AREA (approx.)**

Accommodation: 1451 sq.ft (134.8 sq.m) - Garage/Outbuildings: 717 sq.ft (66.6 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced for Fine & Country Estate Agent.

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 appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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