



Home Field House Heckfield Green, Hoxne

Eye



Guide Price £850,000
Minors & Brady

Home Field House Heckfield Green

Hoxne, Eye

Guide Price £850,000 - £875,000. Standing at the very edge of the village, where the last garden gives way to open countryside, this remarkable home feels deeply rooted in its setting.

- Last house at the edge of the village, total seclusion with sweeping countryside views. Peaceful, unoverlooked, and wrapped in nature, yet moments from village life
- Designed in 1998 by National Trust-associated architects. A masterful fusion of period craftsmanship and modern reliability — pargetted walls, decorative chimney and jettied frontage
- Sweeping gravel drive leading to an elegant façade and landscaped frontage. Ample parking (up to 10 cars) plus detached double garage with mezzanine storage and new oil-fired boiler (2022)
- Over 3,000 sq ft (total/approx.) across four distinct reception rooms, drawing room, dining room, snug, and lounge, all beautifully proportioned, three with French doors opening directly to the garden
- John Lewis cabinetry, silestone and granite worktops, oil-fired Aga, Samsung oven and hob, and smart Amtico flooring. Gothic-arched windows flood the east-facing breakfast area with morning light
- Five comfortable bedrooms, all king-size capable. Double-aspect principal suite with dressing area and elegant en suite. Charming fifth bedroom under the eaves with warmth
- Family bathroom with bath and shower; en suite shower room; extractor fans throughout. Amtico flooring (2019, 25-year warranty). Working chimneys with premium electric log-effect fires
- Approx. 0.76 acres (STMS) of secure, south- and east-facing gardens. Lawns, terraces, specimen trees, rose and herbaceous borders, and a productive orchard with apple,





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Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Guide Price £850,000 - £875,000. “We searched for over a year before finding this house,” say the current owners of Home Field House, “and the moment we saw it, we fell in love.” It’s easy to see why. Standing at the very edge of the village, where the last garden gives way to open countryside, this remarkable home feels deeply rooted in its setting. At first glance, it appears to be a 17th-century farmhouse, with pargeted walls, a jettied frontage and decorative chimney, yet, as the owners discovered, it was in fact built in 1998 by architects who had worked closely with the National Trust. That heritage of design and craftsmanship runs through every detail: oak beams, Georgian proportions and a timeless sense of balance. Inside, the house unfolds with quiet grace, generous reception rooms and a kitchen that catches the morning sun through Gothic-arched windows. Outside, the gardens spread south and east, a sanctuary of lawns, fruit trees and birdsong, entirely private and unoverlooked. The owners speak of peace, wildlife, and long summer days spent in the garden, the essence of a life well-lived in harmony with its landscape. Home Field House is, in every sense, a creation of deep thought and devotion, a home that honours the past while offering the comfort and assurance of the present.

Explore the Suffolk Village of Hoxne

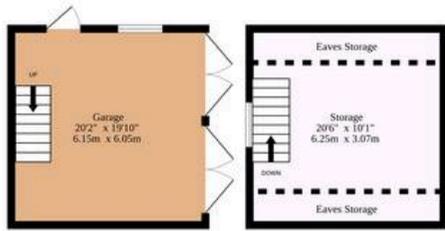
Hoxne is a quintessentially English village, quietly nestled within the gentle folds of Mid Suffolk, at the heart of the picturesque Waveney Valley. Just a stone’s throw from the Norfolk border, it lies some six miles east of Diss and seven miles west of Harleston (by road), offering a rare combination of seclusion and accessibility. Life here moves at a measured pace, yet the conveniences of nearby market towns are always close at hand.



Steeped in history, Hoxne is best known as the site of the Hoxne Hoard, the largest collection of Roman gold and silver ever discovered in Britain. The village’s rich heritage lingers in



Garage & Overhead Storage
594 sq.ft. (55.2 sq.m.) approx.



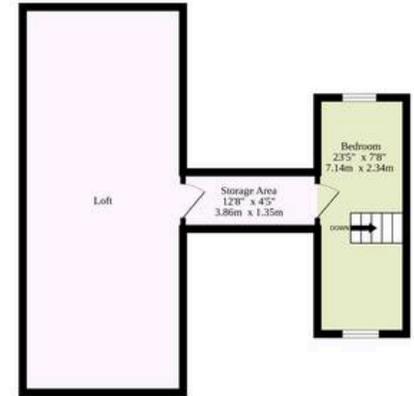
Ground Floor
1440 sq.ft. (133.8 sq.m.) approx.



1st Floor
838 sq.ft. (77.9 sq.m.) approx.



2nd Floor
240 sq.ft. (22.3 sq.m.) approx.



Excluding Loft Space

TOTAL FLOOR AREA : 3112 sq.ft. (289.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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E: enquiries@norfolk-mortgages.co.uk