



'Charming Character Cottage in Sought After Village'
Hoxne, Suffolk | IP21 5AR

WELCOME



This charming and very well presented cottage is located in a prime position on the village green in the thriving, historic village of Hoxne. The property is a timber framed semi detached cottage. It is partly thatched and also has a pantile roof and has side access with a gate. The property has an abundance of original features and has been well loved and extensively improved and maintained over recent years by the current owners.







- Pretty Grade II Listed Cottage in a sought after village
- Excellent position on the village green
- Origins from the 16th and 17th Centuries
- Large Kitchen and Breakfast room
- Sitting room with large inglenook
- Dining Room with separate study area / music room/ library.
- Ground Floor Bathroom and 1st floor shower and w/c
- Impressive and unique master bedroom with vaulted ceiling
- Comfortable double second guest bedroom
- Timber framed with lots of light and good ceiling heights

The property is located in Low Street which is in a conservation area and as the result the street scape is both picturesque and inviting due to the wide range of other listed properties, including the public house. This lovely cottage is beautifully presented and finished with great taste combining modern comfort and fine character and offers a wonderful mix of original, stylish modern features and individuality.

A private lawned secluded cottage garden to the back and side, while the front looks out over the village green – the heart of community life. The cottage dates from the 16th century and has been added to over the years. The cottage is Grade II Listed the oldest part of which is the thatched section which dates from the 16th century. The property was extended in the 17th century with a pantile roof and extended again in 2016.

The large kitchen breakfast room extension is a stunning addition to the cottage and has been finished to a very high standard. This room complements the historical character of the cottage with a breakfast bar and feature brick wall.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The kitchen has many inbuilt cupboards and a full range of integrated appliances, including water softener, induction double oven and extractor. Double doors open up from the kitchen room framing views into the quiet and secluded garden makes this a lovely sunny spot, enabling an easy flow in the garden just perfect to sit and enjoy the peaceful surroundings whilst enjoying a morning coffee.

The two reception rooms are full of character and charm. The Sitting Room has a large inglenook fireplace and a wealth of exposed original beams and timbers. The cast iron electric wood burner style stove further enhances the atmosphere is makes this room very cosy on a cold winters night.

Sunny throughout the day, but with welcome shade from a walnut tree, the secluded cottage garden extends to the back and side of the property. The current owners have created a mature garden with an abundance of plants and flowers while the front looks out over the village green.

For a village of its size there is an amazing range of facilities and something for everyone to enjoy. There is an excellent pub, The Swan, a local shop/PO office, a village hall and church. Hoxne is a thriving and friendly community offering a wide ranges of activities catering to meet all tastes. Leisure pursuits include a gardening club, heritage group, bowling and sports club with bar and much more. Seasonal events include harvest breakfast festival music events and artisan markets. There are also a number of spectacular dog walks including walks to the woods and down by the river.

Owners Improvements
Since 2015 the owners have significantly improved and updated the property to a tasteful and high standard. These include the addition of a large purpose built kitchen diner, refitted bathroom, new boiler and additional radiators, secondary double glazing, new drains, etc.



The Dining Room has beams and exposed stud work and dual aspect giving views to the side patio and village green. There is also a useful large cupboard which provides access to the brick-built barrel cellar.

Upstairs, there are two double bedrooms and a separate shower room, with toilet and wash basin. Both bedrooms are of a good size and well-proportioned The master bedroom has a stunning vaulted ceiling, exposed timbers and dual aspect windows giving views over the rear garden and village green.

The pretty garden is a hidden gem. It is secluded and provides a truly tranquil outside space to relax & enjoy.







STEP OUTSIDE

The Market Towns of Eye and Diss are a short distance away and both have full range of amenities and services including numerous supermarkets, gyms and swimming pools. Diss has a mainline train stations with connections to both Norwich and Liverpool St London.

Agents Note

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band C

Services: Mains Electricity, Water & Drainage, OFCH, Electric 'Wood Burner style' stove in Sitting Room.

Directions: Proceed from the market town of Diss along Victoria Road. Take a right hand turn past Diss Golf Club. At the roundabout take the first exit onto the A143. Continue to the next roundabout taking the second exit and continue on the A143. Take a right hand turn at the Billingford Horse Shoes Public House. Follow the road to the T junction taking a left-hand turn and continue up the hill towards the village of Hoxne. At the top of the hill on a sharp left-hand bend take the right hand turn into the village of Hoxne. The property will be located by the new village sign on the village green.

Property - DIS4020
Approx. Internal Floor Area - 1238 Sq ft / 115 Sqm



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