



Hornbeams,  
Santon Downham | Brandon | Suffolk | IP27 0TG

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# Hornbeams

An individual detached house situated in the beautiful west Suffolk forest village of Santon Downham and standing in its own established gardens of 0.40 Acres (subject to survey). This spacious home boasts versatile accommodation throughout including open plan living and four bedrooms over two floors. Viewings are highly recommended.

\* 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.









# Step Inside

From the moment you arrive at Hornbeams, the sense of space, warmth and thoughtful design is immediately apparent. Steps rise to a welcoming open porch and into a light-filled entrance hall, where practical boot storage, contemporary LVT flooring and a staircase to the first floor set the tone for the accommodation beyond. A stylish cloakroom with vanity basin and heated towel rail provides everyday convenience.

The heart of the home lies within the beautifully arranged open-plan living spaces. The main living room enjoys a triple aspect, bathing the room in natural light, and is centred around a contemporary wood-burning stove set on a tiled hearth—perfect for relaxed evenings. Flowing seamlessly from here, the adjoining snug features a vaulted ceiling with Velux rooflight, fitted shelving and a cosy atmosphere ideal for reading or quiet retreat.

A separate breakfast room provides an inviting space for informal dining and leads through to the impressive rear family room. With its vaulted ceiling, Velux window and characterful Ironheart Esse wood-burning stove—complete with oven and twin hotplates—this room is both a statement feature and a functional hub, opening directly onto the rear garden through glazed doors.

The kitchen has been comprehensively refitted and is both stylish and practical, featuring an extensive range of shaker-style cabinetry, quality work surfaces, integrated appliances, LPG hob and double oven. A front-facing window overlooks the gardens, while LVT flooring continues the modern theme. The adjoining utility room mirrors the kitchen finish and offers additional storage, plumbing for appliances and dual external access to both front and rear gardens.

Versatility is a key hallmark of Hornbeams. A ground-floor office/fourth bedroom enjoys views over the rear garden and provides a quiet workspace. From here, fold-away steps lead to a delightful “secret” room—an imaginative snug or child’s hideaway complete with built-in bunk beds, storage and a Velux window.

Upstairs, the landing benefits from natural light, generous linen storage and an airing cupboard. The principal bedroom is a calm and spacious retreat, featuring built-in wardrobes and views to the rear, complemented by a luxurious en-suite shower room with walk-in rain shower, underfloor heating and contemporary fittings. Two further bedrooms, both with fitted storage, are served by a well-appointed family bathroom with shower bath and stylish finishes.









# Step Outside

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Occupying a slightly elevated position, Hornbeams is set within a mature and beautifully established plot extending to approximately 0.40 acres (subject to survey). The expansive front garden is framed by an attractive beech hedge, offering privacy and a strong sense of arrival. A five-bar timber gate opens onto a tarmac driveway providing ample off-road parking, alongside access to an attached garage with electric door and useful mezzanine storage, and an adjoining tiled carport.

The rear garden is truly exceptional. Enjoying a southerly aspect and backing directly onto Thetford Forest, it offers a wonderfully private and natural outlook and is a haven for wildlife, with a rich variety of birdlife regularly visiting. Immediately behind the house, a paved sun terrace creates the perfect setting for outdoor entertaining, flowing onto formal lawns interspersed with mature trees and established apple trees.

Beyond, the garden becomes more informal and woodland in character, with winding pathways, shaded lawns and a tranquil ambience. A timber summer house sits beside an elevated composite deck overlooking an ornamental wildlife pond—reportedly frequented by mandarin ducks—creating a magical spot to relax and unwind. Practical features include a substantial timber shed/workshop and generous log storage discreetly positioned to the side of the property.

Further enhancing the flexibility of the accommodation is a fully plastered and decorated workshop or hobbies room, attached to the rear of the garage and accessed from the garden. With light, power, UPVC double glazing and an external power outlet, this versatile space is ideal for a studio, home office or creative retreat.



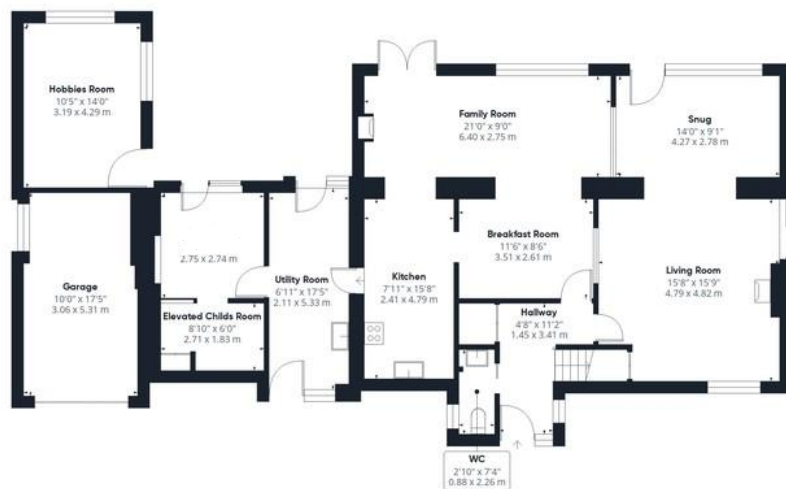
## Location

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Hornbeams enjoys a rare and enviable position within the highly sought-after forest hamlet of Santon Downham, nestled at the very heart of Thetford Forest. With miles of pine woodland accessible directly from the doorstep and views towards the historic 12th-century St Mary's Church, the setting offers an exceptional lifestyle for those who value nature, tranquillity and outdoor pursuits.

The village lies on the banks of the River Little Ouse and is renowned for its scenic beauty, with walking, cycling and wildlife opportunities in abundance. Despite its peaceful setting, Santon Downham is well placed for everyday amenities, with the market town of Brandon approximately two miles away and Thetford around four miles distant. Bury St Edmunds is within easy reach at approximately 18 miles, while excellent road and rail connections provide convenient access to London and the wider region.

Combining a unique forest setting with versatile accommodation and modern comforts, Hornbeams offers a truly special opportunity to enjoy village living without compromise. Early viewing is highly recommended to appreciate the lifestyle on offer.



Ground Floor



Floor 1

Approximate total area<sup>10</sup>  
2069 ft<sup>2</sup>  
192.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Services

- Mains Water
- Mains Electric
- Septic Tank Drainage
- Electric panel radiators where fitted, plus wood burning stoves.
- Council Tax Band E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 47 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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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