



Denham Road | Hoxne | IP21 5DB
Guide Price £595,000

twgaze

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Four bedroom detached property, beautifully presented and maintained. Sun room overlooking large garden with field views. Separate garage/workshop to the front of the property which could be converted (subject to any permissions necessary)

- 4 bedroom detached house
- Well maintained and updated
- Wonderful gardens and countryside views
- Built by renowned local builder Danny Ward
- Garden Room
- Useful outbuilding measuring 50' x 20'

Location

South House is well situated in a quiet area in the village of Denham. There is an OFTED rated 'good' primary school in the next village of Hoxne, together with The Swan public house. Just a little further afield is the small town of Eye (4 miles) or within 6 miles the larger market town of Diss from where there is national supermarkets, leisure centre, golf course and a mainline station on the Norwich to London Liverpool Street line with a journey to London taking around 90 minutes. Overall this house combines an attractive rural location with a community spirit but close enough to a good range of amenities.





The Property

South House was built in the late 1990s by the well-regarded local builder Danny Ward and has been a much-loved home to the present vendors for the last 18 years. They have maintained and upgraded the property with the addition of a solid roof with roof lights in the garden room, a walk-in shower in the downstairs cloakroom, refitted the kitchen, to include 2 fridges, dishwasher, double oven and water softener. and a new bathroom suite in the upstairs family bathroom. Downstairs the property comprises of: entrance hall which gives access to a shower room, triple aspect sitting room with French doors leading out onto a patio area, kitchen and dining room which fully opens onto the garden room by way of bi-fold doors. Upstairs the four double bedrooms lead off the light and bright landing and the three larger bedrooms have a good range of built in wardrobes. The family bathroom is a generous size and incorporates storage and back to wall toilet and hand basin, with a shower over the bath.

The property is tastefully decorated throughout and is in truly move-in condition.

Outside

South House is set back in its plot and is well shielded behind the large workshop and garage building measuring 50 x 20', which has a garden store at one end with original stable floor bricks and a large garage area with double doors at the front, an up and over single door to the rear together with rear personnel door and window. With necessary permissions this building could be re-purposed as a self-contained annexe or holiday let. In front of this is a garden with brick weave drive and railed fencing. Between the barn and house there is a further area of lawned garden with attractive flower borders and shrub beds. There is access around either side of the house to the rear which is a further area of well landscaped garden with clipped lawns running the full length onto fields. There are attractive features including the shaped and heavily planted flower borders, a central terrace and circular rose bed. Overall, the property is set within approximately half an acre.

Services

Mains electricity and water are connected, heating is provided by an oil fired boiler. LPG fire in the sitting room. Private drainage.

How to get there

[what3words:///conclude.beak.fooling](#)

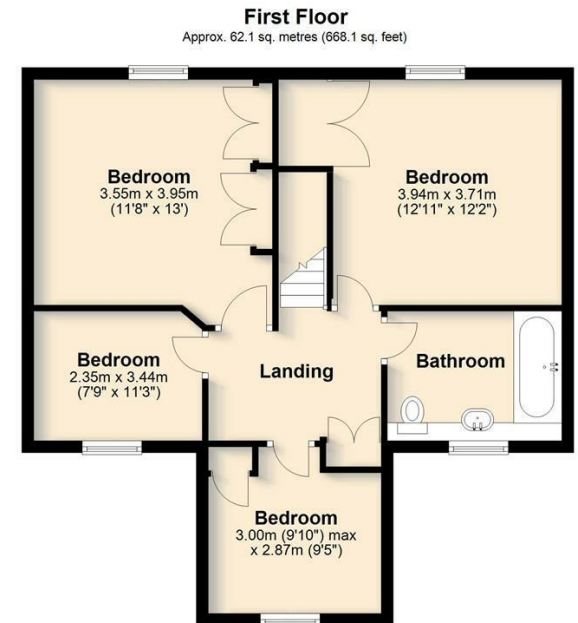
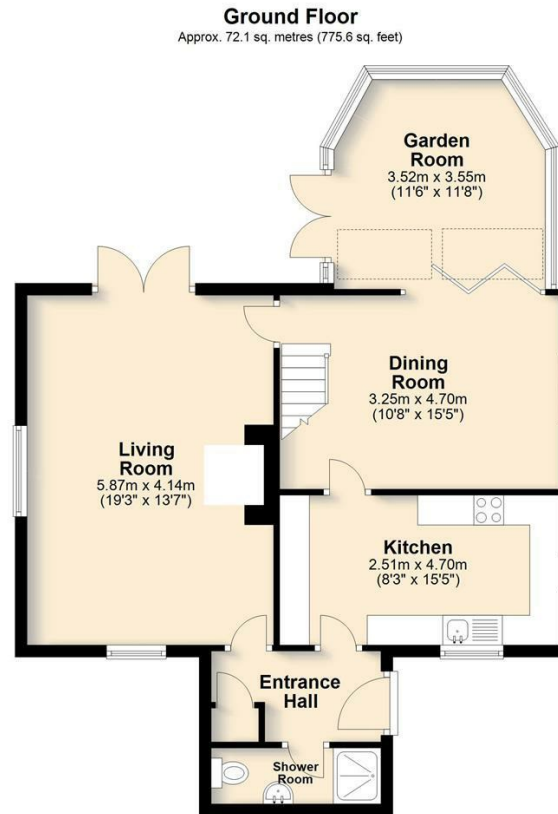
Viewing

Strictly by appointment with TW Gaze

Council Tax Band : E

Freehold

Re 2/19832/CC



Total area: approx. 134.1 sq. metres (1443.7 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	89
(81-91) B	
(69-80) C	60
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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