



The Street | Thorndon | IP23 7JR

Guide Price £625,000

twgaze



# The Street | Thorndon | IP23 7JR Guide Price £625,000

Nestled in the charming village of Thorndon, this spacious, 1950's built, 5 bedroom detached house benefits from mature gardens, garage and a large driveway which can cater for several vehicles.

- Substantial, 1950s built family home
- En-suite bathroom with shower cubicle
- Located within popular village
- Single garage with large driveway, catering for several vehicles
- 5 bedrooms
- Sunny South facing patio and conservatory with spacious gardens to the east of the property
- Field views to side
- Viewing highly recommended!

## Location

Churchgate House is situated within the village of Thorndon, a popular location with its public house, shop, mobile post office, school, and church. It is conveniently located approximately 4.5 miles from Debenham, 13 miles from Stowmarket, and 8 miles from Diss. Nearby is the renowned Thornham Estate, consisting of some 2,000 acres and offering 12 miles of beautiful walks through well-managed and varied habitats of woodland, parkland, and farmland. Amenities are within easy reach, with the small town of Eye just 3 miles away, offering a variety of local shops, medical and social facilities, and schooling to sixth form level at Hartismere Academy (rated Outstanding). Thorndon is well positioned for access to the A140, providing a direct route to Norwich and Ipswich. Just across the county border into Norfolk lies the thriving market town of Diss, offering local and national shopping, sporting and leisure facilities, including an 18-hole golf course and driving range. There are mainline rail stations at both Diss and Stowmarket, providing regular intercity services to Norwich, Ipswich, and London Liverpool Street. Additionally, the renowned Suffolk Heritage Coast around Southwold is just a one-hour drive away.







## The Property

Originally constructed in the 1950s to house the rector of All Saints Parish, this charming former rectory has evolved into an elegant private residence that beautifully combines classic architectural character with modern upgrades.

The home has been thoughtfully extended and updated over the years, including the addition of a spacious living room, a private en-suite to the principal bedroom, and a bright conservatory with views over open fields to the west, offering stunning sunsets in the evenings. Step inside to discover the generous proportions typical of homes from this era, with high ceilings and a broad, light-filled hallway and landing made even more inviting by a tall stairwell window offering a view of the village church. Character features include original-style fireplaces with wooden surrounds, picture rails, and uPVC windows in keeping with the style of the period.

The kitchen offers both function and charm, with solid wood cabinetry painted in a pleasant sage green, granite countertops, and a useful walk-in pantry. Integrated appliances include a double oven, microwave, and LPG hob. The adjacent utility/store room provides additional space for appliances and pantry storage, along with a separate external door. The current layout lends itself to the possibility of opening up the kitchen into the separate dining room (currently being used as a bedroom), which would create a spacious and sociable open-plan kitchen/dining area. Upstairs, the layout retains its original flexibility, with four generous bedrooms accessed from a large square landing flooded with natural light from the portrait-style feature window to the front elevation. A notable recent improvement is the transformation of the family bathroom into a single, generously sized space featuring sleek grey tiling, high-quality modern sanitary ware, and a separate walk-in shower.

## Outside

Positioned in the rear right-hand corner of a 0.25-acre plot, the home enjoys privacy and a generous gravelled driveway offering ample off-road parking for multiple cars. The primary garden area lies to the east and is mainly laid to lawn, with a quaint orchard nestled in the far corner, complete with a greenhouse and garden sheds. In 2020, the current owners installed a pleasant and generous patio to the south side of the property, accessed via double doors. This provides a sunny spot to sit and enjoy warm summer evenings and is also accessible from the conservatory. All in all, the outdoor space at this property is perfect for summer entertaining.

## Services

Mains electricity, water, and drainage are connected. The property is heated via an oil-fired central heating system.

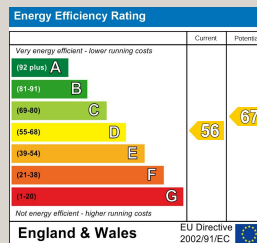
Viewings strictly by appointment with TWGaze

Council Tax: F

Freehold

Ref: 2/19842





10 Market Hill  
Diss  
Norfolk  
IP22 4WJ  
01379 641341  
prop@twgaze.co.uk