

EH

EXQUISITE  
HOME



## IDYLLIC COUNTRY HOME

Located on a quiet lane in the sought-after village of Wickham Skeith, just five miles from the historic market town of Eye, this charming detached home offers spacious and versatile accommodation. Once three cottages, the property now features five reception rooms, four bedrooms, two bathrooms, and a cloakroom. Set within attractive gardens, it also includes a large garage, a summerhouse, electric gates, and generous off-street parking.









### *A Unique Opportunity in the Suffolk Countryside.*

Positioned on a quiet lane and offering enhanced privacy behind electric gates, this beautifully presented detached family home sits within generous grounds. Originally three cottages, it was purchased by the current owner and sympathetically converted into a single, spacious residence. The result is a home that balances character and comfort, with charming period features, delightful gardens, ample off-street parking, and a very attractive interior. The current owner has lovingly curated a detailed archive of the property's history and carried out the conversion with careful attention to preserving its heritage while creating a light, spacious, and highly functional modern home. It now awaits its next chapter with a new family ready to enjoy everything it has to offer.

The entrance porch leads to a practical boot room, ideal for coats and muddy boots, which opens into a welcoming hallway. Here, an original brick fireplace with an electric wood burner, oak bressumer beam, exposed timbers, brick flooring, and an understairs cupboard set the tone for the rest of the home. The hallway flows into the dual-aspect dining room—perfect for entertaining—and the stunning living room, complete with a large exposed brick fireplace, wood burner, built-in storage, and views over the garden. From here, doors lead into a bright, inviting conservatory with wooden flooring and peaceful garden views. There is also a characterful study with exposed brick and beams, offering an excellent work-from-home space or potential snug. At the heart of the home is the open-plan kitchen and breakfast room. This beautifully designed area features cream cabinetry, Corian worktops, integrated appliances (including a double electric oven, fridge freezer, dishwasher, and induction hob), and a skylight that floods the space with natural light. Adjacent is a utility room with additional storage, a second sink, and plumbing for laundry appliances. A well-appointed cloakroom completes the ground floor.



*“The kitchen is a bright, well-designed space with quality fittings and a seamless flow into the breakfast room, perfect for everyday family living and entertaining...”*







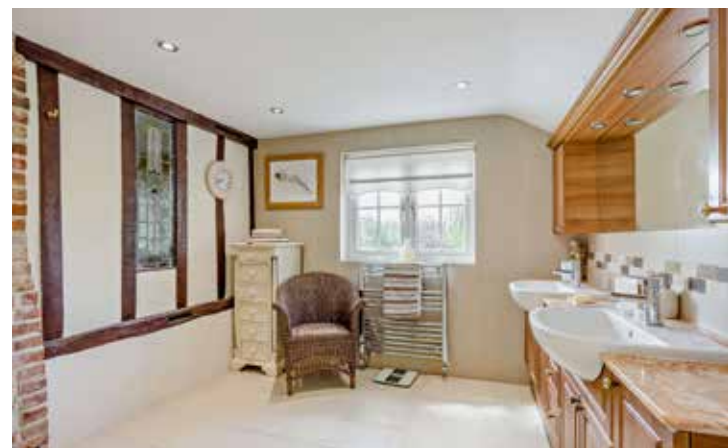


*“The interior is beautifully presented throughout, blending original character features with modern comforts to create a warm, inviting, and versatile family home...”*









### *First Floor: Light and Space*

Upstairs, a generous landing leads to four double bedrooms and a family bathroom. The dual-aspect principal bedroom is exceptionally spacious and includes an en suite shower room with his and hers basins, a walk-in shower, chrome towel rail, and extensive storage. With its exposed brick chimney breast and ample space for seating, the principal bedroom could be further divided to create a fifth bedroom or dressing room if required. The second bedroom is also dual-aspect and generously sized, while the remaining two double bedrooms offer flexibility for family or guest accommodation. The family bathroom features a corner bath with shower over.











### *Beautiful, Mature Gardens...*

The gardens surrounding the property are a true highlight. A sunny decked terrace off the conservatory is ideal for al fresco dining and entertaining. A large stone-paved terrace wraps around to a productive fruit and vegetable garden with raised beds and apple trees. The lawned area includes mature planting, including a spectacular wisteria, fragrant roses, apple and plum trees, a walnut tree, and even a grapevine suitable for wine making. A charming summerhouse offers additional space for children, hobbies, or quiet relaxation. The garage is exceptionally large, fully powered, and offers excellent potential for conversion (subject to planning permission) into a two-storey annexe, ideal for multi-generational living or as a holiday let/Airbnb.









# LOCATION

Wickham Skeith is a quintessential English village nestled in a particularly picturesque part of the Suffolk countryside, just five miles from the historic market town of Eye and nine miles from both Stowmarket and Diss. With the A140 and A14 easily accessible, the village is well connected for road travel throughout Suffolk and beyond. Regular fast train services run from nearby Stowmarket to London Liverpool Street in approximately 90 minutes, making this charmingly rural location ideal for both families and commuters.

Mentioned in the Domesday Book of 1086, the village boasts a traditional green and pond at its heart, a Grade I listed 14th-century parish church, and an early 20th-century village hall that hosts a variety of community events throughout the year, including the popular annual flower festival. The village is known for its strong community spirit, with a network of walking paths, local clubs, and friendly gatherings that foster a welcoming atmosphere. The surrounding countryside offers miles of scenic beauty, perfect for walkers, cyclists, and nature lovers, while the nearby market towns of Eye, Diss, and Stowmarket provide a full range of amenities, including shops, restaurants, cafes, and schools. Diss also offers direct rail services to Norwich and Ipswich, as well as onward connections to London.

For air travel, Norwich International Airport is just under an hour’s drive away, offering flights to domestic and European destinations. While Norwich is slightly closer in distance, Stansted Airport is often quicker and more convenient to reach due to better road connections (via the A140, A14, and M11). Stansted also offers a wider range of international flights and destinations. Wickham Skeith combines rural tranquillity with excellent transport links and a vibrant sense of community, an ideal setting for those seeking the best of Suffolk living.

## KEY INFORMATION:

### LOCAL SCHOOLS:

- Primary School Catchment

Thorndon Church of England Primary School  
Location: Thorndon, Suffolk (approximately 2 miles from Wickham Skeith)  
Ofsted Rating: Good (2019)  
Catchment Area: Thorndon CE Primary School serves children from Thorndon, Stoke Ash, Wickham Skeith, Thornham Magna, Thornham Parva, and Thwaite.

- Secondary School Catchment

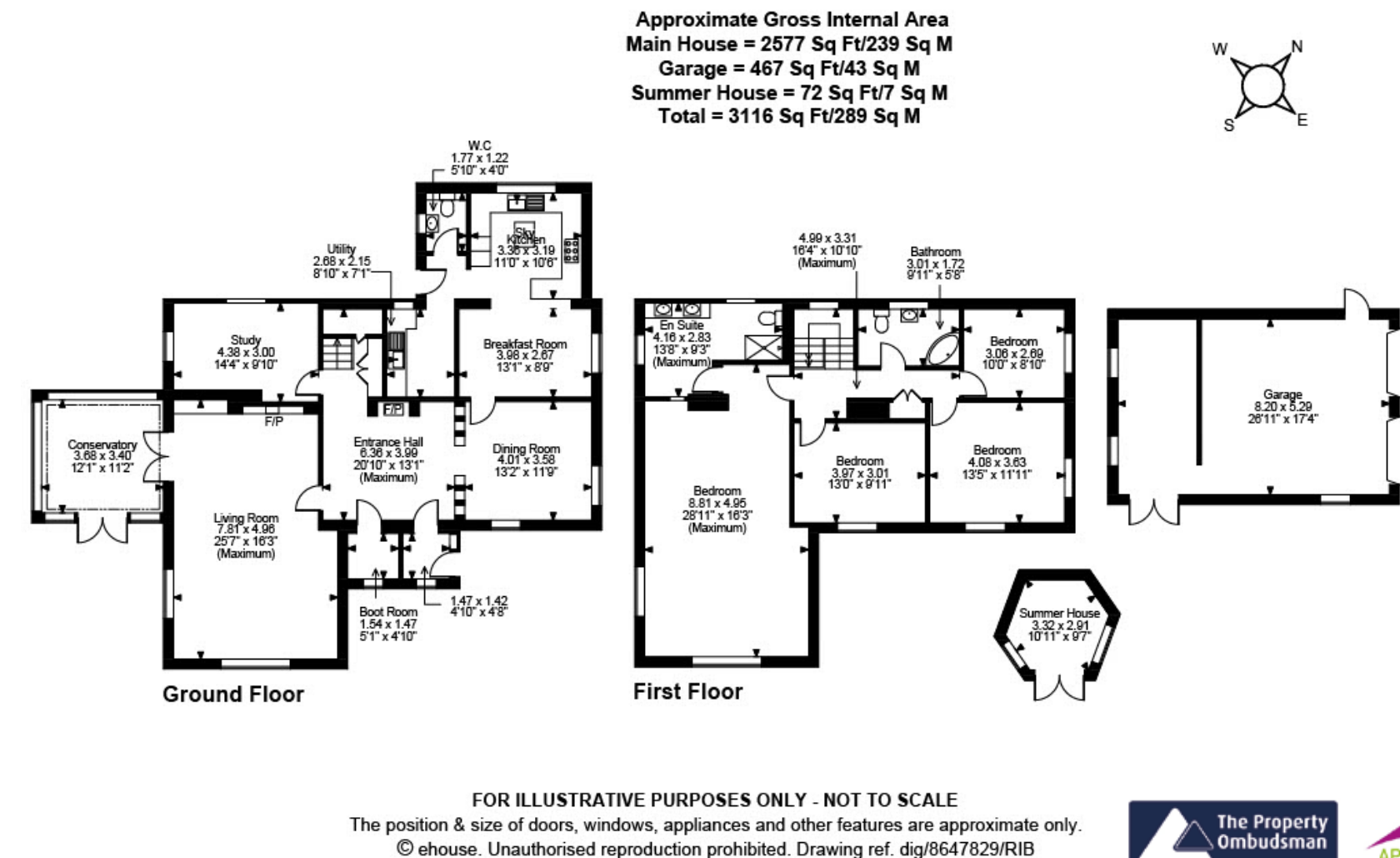
Hartismere School  
Location: Eye, Suffolk (approximately 5 miles from Wickham Skeith)  
Ofsted Rating: Outstanding (2014)  
Catchment Area: Hartismere School is the designated secondary school for Wickham Skeith.

### LOCAL AUTHORITY:

Mid Suffolk District Council  
Council Tax Band F

### TENURE:

Freehold



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# EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.





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