



Marks Lane, Santon Downham, Brandon

Sheridans



Marks Lane, Santon Downham, Brandon IP27 0TN

Guide Price £895,000

A detached brick and flint Victorian cottage enjoying a unique setting on the forest edge in a highly prized village setting

An incredible newly restored detached flint and brick house in the sought after village of Santon Downham.

Nestled in the tranquil and picturesque village of Santon Downham, this newly restored Victorian detached flint and brick house offers the perfect blend of modern living standards with classic charm and character. Set amidst the serene landscape of surrounding forest, this stunning home boasts spacious living, impeccable finishes, and an enviable location. Ideal for those seeking both privacy and proximity to nature. The whole house and garden room are also equipped with CAT6 data cabling. The property is also energy efficient for the age of the property it is extremely well insulated and very energy efficient.

The whole house has been fully renovated to an incredibly high standard with works carried out including full re-wire, all new plumbing whole new tiled roof new heating system with under floor heating on both floors, insulation, new triple glazed windows, new Limestone flooring, luxurious bathrooms and stylish new kitchen with island.

The beautifully presented accommodation includes a spacious reception hall that sets the tone for the rest of the house. The beautifully restored interiors are immediately apparent, with seamless transitions between the different living areas. The sitting and dining rooms, featuring stunning limestone floors, a stylish oak and glass staircase and dual aspect windows, are perfect for both relaxed family living and formal entertaining. The spacious layout allows for flexible living arrangements.

Adjacent to the living areas is the cosy and versatile family room, offering a more intimate space with door to garden and opening to a home office area. The heart of the home is the beautiful kitchen breakfast room, which is both functional and stylish. The kitchen is fitted with quality integrated appliances, a central island for casual dining, and plenty of storage and worktop space. Large sliding glass and aluminium doors open to the gardens and terrace The adjoining utility/cloakroom completes the ground floor accommodation.

Upstairs, the principal bedroom is a standout feature of the home. This large, dual-aspect room is filled with natural light and offers a serene view of the surrounding forest. It includes extensive fitted wardrobes for ample storage and a stylish en-suite bathroom, which adds an extra layer of luxury. Two further bedrooms, both generously sized, share a beautifully appointed family bathroom, making this floor equally suited to family life or guest accommodation.

Outside
The outdoor space is just as impressive as the interiors. The house sits on a large half-acre plot, with well-maintained gardens offering a perfect balance of open space and wooded privacy. A lovely decked area provides a great spot for outdoor dining or simply enjoying the peaceful surroundings. A separate studio or home office offers a quiet, dedicated space for work or creative endeavors. To the front of the property, a double garage and parking area allow for off-road parking for up to six cars, ensuring that both residents and visitors have ample space to park.

Location
The Property enjoys a desirable position in the heart of Santon Downham, a peaceful and picturesque village set amidst the stunning natural beauty of Thetford Forest. Just 2 miles from the neighbouring village of Brandon and around 17 miles from the historic market town of Bury St Edmunds, the property offers the perfect balance between rural tranquillity and convenient access to local amenities. Santon Downham is particularly popular with those who appreciate the great outdoors, with an abundance of scenic woodland walks, cycling trails, and the meandering Little Ouse River running through the village a much-loved feature and a true haven for wildlife enthusiasts and those seeking a slower pace of life. This charming setting offers a strong sense of community, a rich natural landscape, and a calm, countryside lifestyle, all within easy reach of surrounding towns and transport links.

This home's location is a key highlight, surrounded by lush forest and offering complete peace and privacy. The picturesque village of Santon Downham provides a tranquil escape from the hustle and bustle of modern life, yet is conveniently located for easy access to nearby towns and transport links. Whether you're an outdoor enthusiast, a nature lover, or simply someone who enjoys the quiet beauty of rural life, this home is perfectly positioned to offer the best of both worlds.

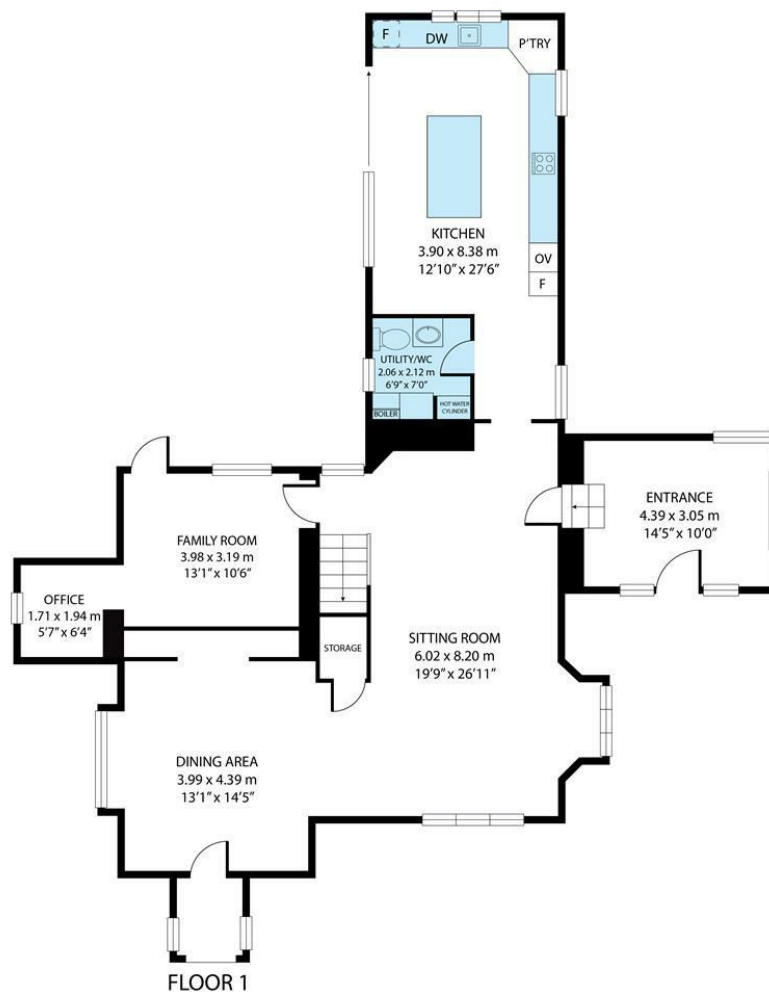
With its impeccable finishes, spacious interiors, and outstanding location, this stunning detached flint house is a must-see for anyone looking to enjoy the charm of countryside living in one of the region's most desirable villages.

Directions
When entering Thetford from the direction of Bury St Edmunds on the A134, proceed over the traffic lights and then straight over the roundabout towards Brandon on the B1077. Take the turning to Santon Downham and proceed into the village. At the green, bear left and the house will be found at the end of the lane.

Services
Mains electricity, water, LPG gas fired full underfloor heating throughout. Installed 2022
Private drainage.
Council tax - West Suffolk. Band F.
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: Three and O2 (Source Ofcom)

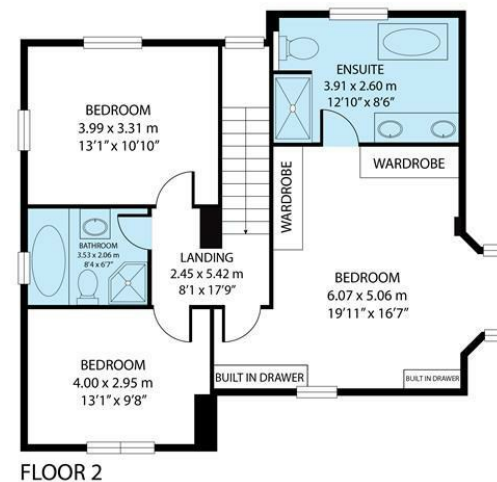
- Incredible fully renovated detached flint and brick house in fantastic wooded setting
- Impeccable finishes throughout
- Modern day living standards coupled with character and charm
- Stunning interior
- Reception hall, utility/cloakroom
- Spacious sitting room with Limestone flooring
- Dining room, family room, home office
- Stunning kitchen breakfast room
- Three double bedrooms, luxurious en-suite bathroom and family bathroom
- Beautiful gardens with studio/gym backing onto forest, all in about half an acre





Santon Downham, Santon Downham, England, IP27 0TN
TOTAL APPROX. FLOOR AREA 201 SQ.M- 2,180 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



FLOOR 1 : 128 SQ.M - 1,386 SQ.FT
FLOOR 2 : 73 SQ.M - 794 SQ.FT
TOTAL AREA : 201 SQ.M - 2,180 SQ.FT

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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