



BROOK COTTAGE
WATERING ROAD, HOXNE, EYE, IP21 5DH



This charming period cottage, dating back to the 1800s, is rich in history and character .

Originally two cottages later combined into one, it now sits peacefully in the picturesque North Suffolk countryside. Built with mixed construction, featuring colour-washed rendered elevations beneath thatched and pantile roofs, it offers over 1,200 sq ft of versatile living space.

This charming 18th-century cottage is rich in character, showcasing exposed beams and two striking brick fireplaces. A spacious kitchen with cottage-style units overlooks the neighbouring paddock and flows into a bright dining room with dual-aspect windows. The original living and sitting rooms feature timeless period details, with the sitting room opening to a garden room/study offering views across the western garden. The ground floor also includes a shower room, utility, and cloakroom. Upstairs, accessed by two staircases, are three well-proportioned bedrooms and a family bathroom. set back from a quiet country lane, the property sits centrally within its plot, surrounded by landscaped gardens and mature hedging for privacy.

Two driveways provide ample parking, alongside a garage and potential for a carport.

LOCATION

Hoxne is a quaint village just 3 miles from Stradbroke which hosts health facilities, sports facilities and public house. Harleston (5 miles) offers a larger range of services including schools and shops. The village of Fressingfield is just a short drive too. Diss lies 10 miles away and offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).

SERVICES

Oil fired central heating. Mains water and electrics are connected with drainage via a private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band E



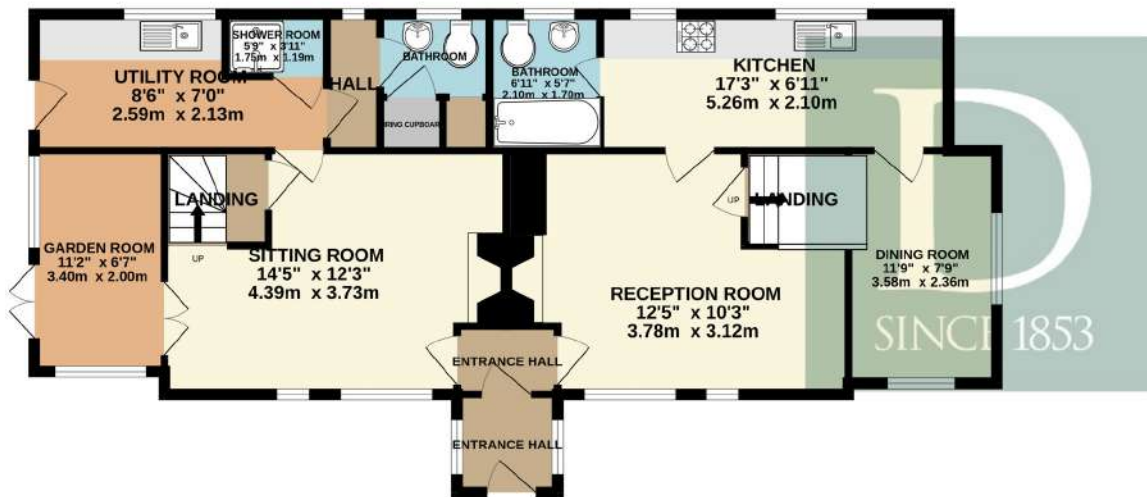




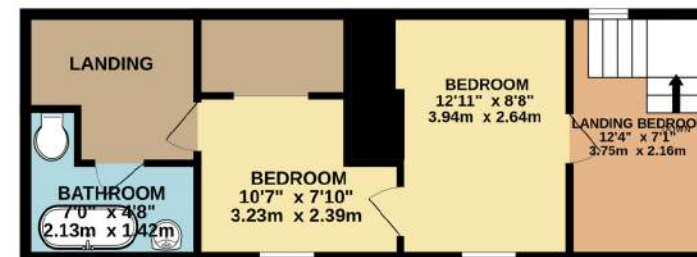


FLOOR PLAN

GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE

D Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

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