



ALBION HOUSE
SYLEHAM ROAD, HOXNE, IP21 5DA



A charming and versatile Victorian home, built in 1883, set within approximately 3 acres (STMS) of mixed woodland and formal gardens

A charming and versatile Victorian home, built in 1883, has been in same family for the last 50 years. It is set within approximately 3 acres (STMS) of mixed woodland and formal gardens, and the property offers excellent potential for an independent annexe subject to planning, making ideal for multi-generational families.

The ground floor comprises of entrance porch leading to a inner hallway with a versatile and multi-purpose ground-floor room/annexe that was constructed in 2015. There is a separate lobby providing access to a shower room and the generous kitchen/breakfast room. The kitchen is equipped with an oil AGA stove and a useful walk-in pantry. The sitting room creates a grand and impressive feeling, with its wood panelling and a large fireplace with a wood-burning stove. Leading of the sitting room is the bright sun room and the formal dining room, which boasts an open fire. Upstairs a spacious landing leads to four double bedrooms and a family bathroom with a separate shower. From the rear bedrooms enjoy stunning countryside views over the Waveney Valley and lovely

views over the formal gardens to the front.

The grounds of this property are a truly captivating feature, beginning with a private track that leads to a gravel driveway, offering ample off-road parking and access to the double garage which has power and light connected. The property boasts a substantial workshop, also complete with power, light and water. There is a discreet door leading to the cellar. A stunning feature is the brick and flint wall which encloses the beautiful rose garden, graced by an enchanting moon gate. Beyond the formal lawn areas, a vast woodland unfolds, boasting an impressive variety of trees including Oak, Walnut, Beech, Hazel, and even California Redwoods. For added convenience there's separate access to the woodland from Syleham Road and Capons Lane.

SERVICES

Oil fired central heating. Drainage via Klargester Treatment Plant. Mains water and electricity. Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Mid Suffolk Council & Tax Band E













FLOOR PLAN



1ST FLOOR
780 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 1906 sq.ft. (177.1 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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LOCATION PLAN

DURRANTS
SINCE 1853

Land App



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