



Wood House
Denham | Eye | Suffolk | IP21 5DG

TRANQUILITY AND INDEPENDENCE



Thought to be built around 1825, with a fabulous modern extension, this three floor, six-bedroom home is a rare find, almost completely self-sufficient and sustainable and set in 22 acres of woodland (stms). The opportunity for further expansion and landscaping is unrivalled and all within easy reach of amenities and London rail links just 20 minutes away.



KEY FEATURES

- What An Opportunity
- Tranquil Rural Setting
- Fabulous Wooded Grounds with Superb Wildlife
- Around 22 Acres of Woodland (stms)
- Magnificent Extension
- Six Bedrooms
- Family Bathroom, En Suite and Cloakroom
- A Rare Find
- Highly Recommended

The current owners bought this home knowing they would have a project on their hands, and have created a large family home, embracing this way of life. They have enjoyed sustainability and seclusion, a unique experience that is becoming increasingly popular among those looking to minimize their environmental footprint and truly “get away from it all”. The result is a wonderful home positioned in what feels like a scene from Disney’s “Bambi”.

Step Inside

Entering through the door to the rear of the property you find a handy cloakroom to your right and move into a home office space with stairs to the first-floor extension. To the left through an internal hallway with central stairs to the first floor, is the large yet homely kitchen, full of character with wood burner and dining table, just begging you to chat by the fire together. Back through the hallway you find what the current owners call “the parlour” but could be a formal dining room and this leads to a cosy snug, a perfect space for escaping with a cuppa. The newer part of the home, the magnificent sitting allow you to be at one with nature.

Sustainable Rural Retreat

When the current owners bought this home at auction, they could barely see it through brambles and vegetation. Having cleared the land to reveal a quaint cottage they first tackled the utilities. Electric is now supplied by solar panels and batteries, backed up by a generator. A vacuum tube solar water heater means during summer you are pretty self-sufficient, using little oil and with water coming from the bore hole. Flooring was replaced throughout with appropriate insulation and the kitchen was a big project, replacing a tin sink and bailer twine with characterful cabinets and appliances fit for modern life. In 2022, came the extension; a fantastic sitting room with bifolds overlooking the lawns plus the principal bedroom with an enormous picture window – no neighbours, no curtains just wildlife for company and with a dressing room plus ensuite too. Oil fired central heating was installed in 2023 with thermostatic controls in every room, linked to smartphone for ease and economy, so whilst secluded, and rural you can be assured of all mod cons in an economic to run home.





KEY FEATURES

Explore Upstairs

The central staircase leads to a generous landing and to three double bedrooms, all of which offer peaceful views along with a family bathroom with bathtub as well as shower. From the landing, steep off set stairs not for the faint hearted, lead to two further bedrooms in the eaves, both delightful rooms and could be great working from home spaces or a teenager's room with lounge or gaming space. Stairs from the extension at the end of the house take you to a stunning principal bedroom with grand picture window offering countryside to feast your eyes on. A dressing room compliments this space and could also be a great little nursery perhaps. An ingenious ensuite with modern contemporary feel adds to the privacy afforded by adding the extension.

Step Outside

The house is found at the end of the ¼ of a mile drive in glorious isolation. Set in 22 acres of woodland, bordered by farmland, there are still lawns and what could be paddocks to enjoy, should you want to bring horses here, and of course plenty of space to add stables, tack/hay stores and ménege if desired. The woodland self maintains, letting nature take its course, and the large pond provides a focal point for flora and fauna. It is an almost daily experience to be washing up in the kitchen and see the deer trot past, or see rabbits scamper across the lawns with stoats, hares, owls and a huge variety of birdlife making their home here too. The idyllic environment adds to the uniqueness of this home – so much space to make dens, ride bikes, have a tree swing or just sit back with a G & T in the huge living room, with bifolds open, and listen to the birds. To add to this beautiful retreat is a large garage, sectioned off to provide the plant room for the solar power and an open car port come workshop.

On The Doorstep

Found in a rural position, the property is located in the centre of the hamlet of historic Denham. Denham is a peaceful village but still retains a real sense of community, with the Red Feather (social) Club holding regular events and the recently refurbished Denham village hall acting as focal points within the village.

























INFORMATION



How Far Is It To....

A variety of nearby villages add to the beauty of rural living in Denham. The attractive village of Hoxne offers a variety of amenities including a primary school, shop, pub, church and village hall. Stradbroke also has a primary and secondary school, butcher, baker and offers sporting facilities including a swimming pool, gym, and tennis courts. The market town of Eye has a high school, rated outstanding by Ofsted, as well as an arts centre, several shops, a pub, and a hotel. More day-to-day amenities are found in Diss with vets, doctors surgery and dental practice plus a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Directions:

Proceed into the town of Eye following the road through the town taking a left hand turn into Castle Street. Follow the road out of the town in the direction of Horham. Take a left hand turn signposted Denham. Follow the road up the hill - towards the top of the incline there is a driveway on the left-hand side - the property will be found at the end of the track

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///unopposed.replenish.rides](https://unopposed.replenish.rides)

Services, District Council and Tenure

Oil Fired Central Heating

Electricity via Solar

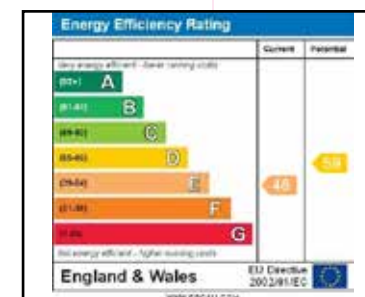
Water – Borehole

Drainage – Septic Tank

Broadband Available – please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check

Mid Suffolk District Council – Band B – Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

