



Greenlands
Hoxne | Eye | Suffolk | IP21 5AH

FINE & COUNTRY

A HANDSOME HOME



This handsome Victorian home sits proudly behind a traditional picket fence and offers four bedrooms, two bathrooms and the possibility for further expansion of the rear barn for extra accommodation, a home office or perhaps a gym. Opportunity calls for new owners to come in and love this rural gem.



KEY FEATURES

- Superb Victorian Detached Village Home
- Versatile Family Home
- Kitchen-Breakfast Room
- 4 Bedrooms
- 2 Bathrooms
- Bright Sitting Room and Snug
- Garden Room/Conservatory
- Delightful Gardens
- Off Road Parking, Garage and Detached Barn
- No Onward Chain

The current owners have loved the village life that Hoxne has to offer, including its friendly and welcoming community. This spacious, double-glazed Victorian property, with potential to extend and repurpose, offers ideal family accommodation, while the sizeable outbuildings provide space for storage and leisure. Outside, the wrap-around and mature, well-stocked gardens allow for relaxation, entertaining, and play.

Step Inside

Entering via a traditional porch and lobby, step into the bright sitting room with magnificent full height inglenook fireplace and large wood burner. The open plan room features another original brick fireplace in the snug that has been used as a music room, housing a piano. A door leads from the large sitting room into the spacious tiled hallway, with exterior access to the gardens and outbuildings, and stairs to the first floor.

Leading from the hallway is the delightful fitted kitchen, with built-in dishwasher and fridge and plenty of room for a dining table. The electric range cooker complements the integrated Neff oven and ceramic hob.

The dining area leads, via French doors, to a wonderful heated conservatory, with warm wooden flooring and bespoke bookcase. The conservatory offers panoramic views of the gardens and access to the terrace and rear garden through French doors. Leading from the kitchen is a large under-stairs cupboard and a walk-in utility area and to the second bathroom, complete with an electric shower.

The large garaging and outbuilding offer endless possibilities, whether converting to ancillary accommodation or using as a hobby space or gym, subject to appropriate planning permissions of course.





KEY FEATURES

Explore Upstairs

The wide straight staircase leads to an expansive landing, flooded with natural light, which could work well as a home office area. Leading off are four bedrooms, comprising three generous doubles, each with a front aspect, and a single room overlooking the gardens at the rear. The second bedroom features the original brick wall and fireplace. The family bathroom with rear aspect offers shower over the bath, with door access to the heating system.

Step Outside

The home is approached via a large gravel driveway large enough for four vehicles, backed by a double garage, with single electric door. The driveway adjacent to the garage leads to the barn with full height sliding doors for access from the drive and a service door at the rear for access to/from the gardens.

The pretty, well-stocked and secluded rear gardens include a dining terrace, while the picket-fenced front garden has been planted by the current owners to provide delightful spring flowering interest. Subject to appropriate planning permissions, the garage and barn could both be utilised in other ways – perhaps a home office, gym/yoga studio or art studio. Being set away from the house, business contacts or guests would never need to enter the main house and gardens.

On The Doorstep

The attractive village of Hoxne offers a variety of amenities, including a primary school, pub, church and village hall, all within a 15-minute walk from the house. Exploring and enjoying the unspoilt Suffolk countryside on foot, horse or bike is easy, as there are numerous footpaths, bridleways and quiet lanes to explore on the doorstep. Excellent secondary schooling is found in the nearby Eye and Stradbroke. Villages in the local area provide a wealth of grocery shopping, health and leisure facilities, along with independent shops and cafés.















Garage



Barn











INFORMATION



How Far Is It To....

Nearby, the market town of Eye has a secondary school, rated outstanding by Ofsted, as well as art centre, several shops, a pub, and a hotel. More day-to-day amenities are found in the bustling market town of 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 from the market town of Diss on an easterly direction along the A143 - at the Billingford windmill take a right hand turn signposted Hoxne. Continue to the T junction and take a left-hand turn. Follow the road up the hill and on the sharp left-hand bend take a right hand turn into the village of Hoxne. Proceed past the village pub and take a left hand turn over Goldbrook bridge passed the village hall. Follow the road into Cross Street and the property will be found on the left-hand side.

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 ///action.dreading.vanished

Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity, Water & Drainage

Broadband Available - Ultra Fast Internet available, fibre to premises. Please check www.openreach.com/fibre-checker

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

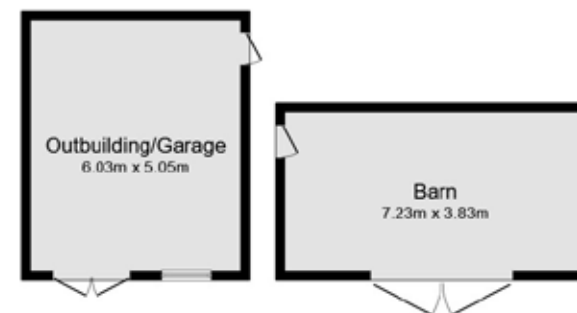
Mid Suffolk District Council - Band D - Freehold



Ground Floor
Floor area 96.0 sq.m.



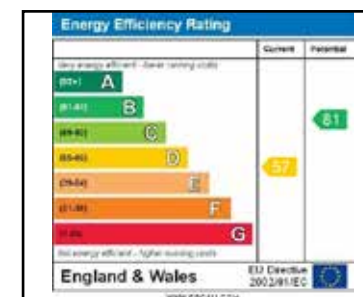
First Floor
Floor area 62.1 sq.m.



Outbuilding
Floor area 58.1 sq.m.

Total floor area: 216.2 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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FINE & COUNTRY

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