



Oak House, Darrow Lane, Roydon, IP22 5XP

Guide Price £700,000 - £725,000

twgaze

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An individually designed new-build home set within a generous plot of approximately 1.3 acres, enjoying a peaceful countryside setting on the outskirts of Roydon. Spacious open-plan kitchen, dining and family room, separate triple-aspect sitting room, three first-floor double bedrooms and a versatile ground-floor bedroom or home office with adjacent shower room. Extensive gardens with mature trees and sandstone terraces, detached double garage and ample private parking. Features include an air-source heat pump and underfloor heating to the ground floor. Conveniently located for Diss, Eye and Harleston, with local amenities, schooling and mainline rail services to Norwich and London Liverpool Street within easy reach.

- Guide Price £700,000–£725,000
- Chain free, individually designed new-build home
- Generous plot of approximately 1.3 acres
- Spacious kitchen, dining and family room with central island
- Triple-aspect sitting room with French doors and wood-burning stove
- Flexible ground-floor bedroom or home office with adjacent shower room
- Detached double garage and ample private parking
- Quiet rural position on the outskirts of Roydon
- Convenient for Diss, Eye and Harleston, with local schooling
- Direct mainline rail services from Diss to Norwich and London Liverpool Street

Location

Oak House occupies a peaceful countryside position on the outskirts of Roydon, conveniently placed for the market town of Diss and the surrounding Norfolk and Suffolk villages. Forming part of a small development of just two individually designed homes on a former farmyard site, the property enjoys a generous plot and a lovely sense of space, with open countryside and mature trees contributing to its rural setting. Diss offers a good range of everyday amenities, including independent shops, supermarkets, cafés, restaurants and healthcare facilities, together with primary and secondary schooling. The nearby market towns of Eye and Harleston provide further shopping and leisure facilities, whilst Diss railway station offers direct mainline services to Norwich and London Liverpool Street, making the location a practical choice for those seeking a rural home with convenient connections further afield.





Property

Oak House is an impressive, individually designed new-build home, combining traditional materials with contemporary styling and generous, well-planned accommodation. The red-brick elevations, contrasting cladding and tiled roof give the house an attractive appearance, whilst the extensive glazing makes the most of the natural light and surrounding views. The entrance hall provides a welcoming introduction, leading through to a spacious sitting room which enjoys a triple aspect overlooking the gardens. French doors open onto the terrace, and a wood-burning stove is to be installed, creating an appealing focal point for the room. The kitchen, dining and family room is a particular feature, offering plenty of space for everyday living and entertaining. The kitchen has been designed with extensive cabinetry, contrasting central island, stone work surfaces and integrated appliances, together with a generous breakfast bar. There is ample room for a substantial dining table and a separate seating area, whilst glazed doors provide direct access to the gardens and terraces, creating a natural connection between the inside and outside. Further ground-floor accommodation includes a separate utility room and a versatile additional room, which could be used as a fourth bedroom, home office or guest room. A conveniently positioned shower room adds to the flexibility, making this arrangement particularly useful for visiting family or those requiring ground-floor accommodation. The first floor provides three generous double bedrooms, arranged around a light and spacious landing. One bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom. The proportions and layout offer comfortable accommodation for families, with scope to adapt the rooms to suit individual needs. Modern heating and energy-efficiency features include an air-source heat pump and underfloor heating throughout the ground floor, complemented by radiators upstairs. The overall design combines the benefits of a newly built home with a practical layout suited to modern living.

Outside

The grounds are a significant attraction, with the property occupying a plot of approximately 1.3 acres. The gardens extend around the house, offering considerable space for landscaping, gardening and outdoor activities, with established trees adding interest and character to the setting. A magnificent mature oak is a particular feature, providing a natural focal point and complementing the name of the property. Generous sandstone terraces adjoin the house, providing space for outdoor dining and seating, with the surrounding gardens offering plenty of opportunity for buyers to make their own mark. The outlook across the grounds and neighbouring countryside enhances the feeling of space and privacy. A substantial detached double garage provides secure parking and useful additional storage, whilst the generous driveway offers ample off-road parking for several vehicles. Approached via a shared driveway with neighbouring Darrow Cottage, Oak House forms part of this small and distinctive development. Combining spacious contemporary accommodation, a substantial garden and a peaceful rural setting, Oak House offers an appealing opportunity for buyers seeking a modern home with room to grow, entertain and enjoy the surrounding countryside, whilst remaining within easy reach of Diss and its amenities.

Services: Mains electricity, Mains Water. Private drainage. Air Source heat pump, Solar Panels and underfloor heating to the ground floor.

How to get there: What3words [///rewriting.unloaded.flannel](#)

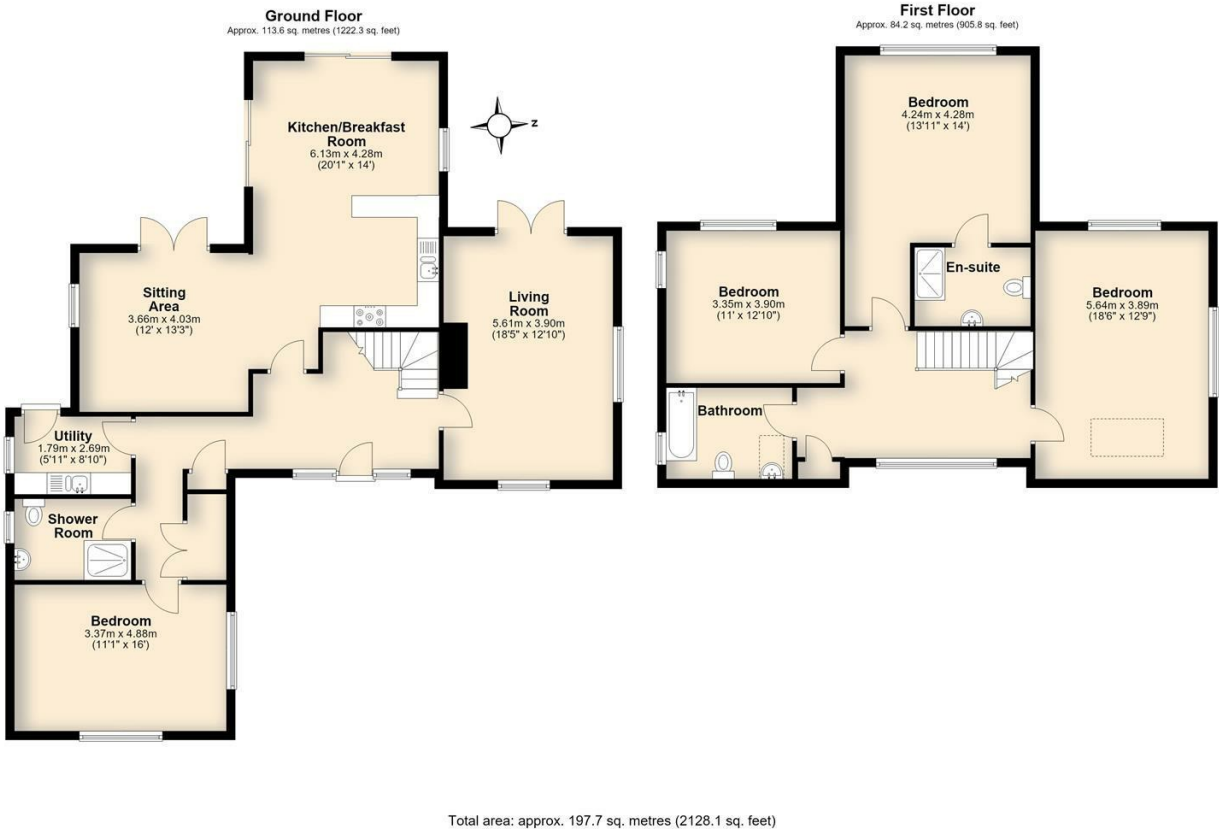
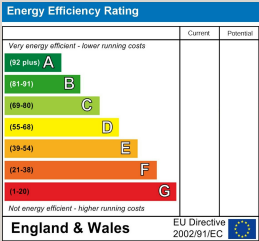
Viewing: By appointment with TW Gaze

Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20380/KH



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