Oak House Darrow Lane

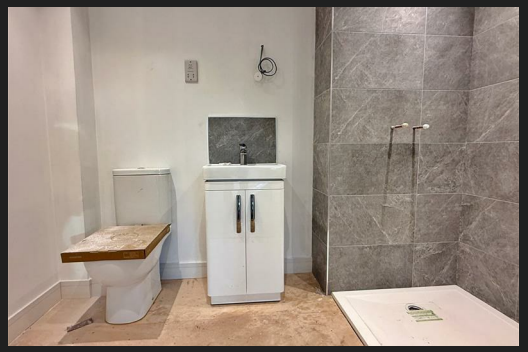
Roydon

IP22 5XP









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Oak House Darrow Lane

Guide Price £700,000

Impressive, individually designed new-build home..
Set within a peaceful rural setting on the outskirts of the popular village of Roydon, Oak House is an impressive, individually designed new-build home offering beautifully proportioned accommodation, contemporary finishes and substantial gardens, all surrounded by the attractive countryside of the Norfolk and Suffolk border. Occupying a generous plot extending to approximately 1.3 acres, at the end of a shared driveway, with the neighbouring Darrow Cottage forming part of this small development on a former farmyard, the property enjoys a wonderful sense of space and privacy, with open countryside close by and mature trees providing a lovely natural backdrop.

The house has been thoughtfully designed to combine the comfort and efficiency of a modern home with the warmth and character of traditional materials. Its handsome red-brick elevations, complementary cladding and tiled roof create an attractive exterior, while the extensive glazing ensures that natural light reaches into almost every corner of the accommodation. A spacious entrance hall provides a welcoming first impression, leading through to a superb triple-aspect sitting room, where generous windows and French doors frame views of the gardens. A wood-burning stove will be installed, providing a wonderful focal point and creating an inviting room in which to relax throughout the seasons.

At the heart of the home is the particularly impressive open-plan kitchen, dining and family room, a beautifully light and sociable space designed around modern family life and entertaining. The kitchen features an extensive range of soft grey cabinetry complemented by a substantial deep-blue island, stone work surfaces and a carefully considered selection of integrated appliances, including a double oven, induction hob and dishwasher. A Belfast-style sink adds a traditional touch, while the generous breakfast bar provides an informal place to gather. Beyond the kitchen, there is ample room for a large dining table and additional seating, with multiple sets of glazed doors opening directly onto the gardens and paved terraces. The outlook is particularly appealing, with the south- and west-facing windows making the most of the daylight and afternoon sunshine.

Practicality has been equally well considered, with a separate utility room providing further storage, laundry facilities and direct access outside. There is also a versatile ground-floor reception room, ideally suited to use as a fourth bedroom, home office or guest accommodation, with a conveniently positioned shower room nearby. Together with the underfloor heating throughout the ground floor and an air-source heat pump, these features make Oak House a comfortable and adaptable home for a variety of lifestyles.

Upstairs, a bright galleried landing creates a lovely feeling of openness, enhanced by the large window overlooking the front of the property. Three generously sized double bedrooms provide comfortable accommodation, each enjoying its own attractive outlook across the gardens and surrounding landscape. The particularly spacious triple-aspect bedroom is a real highlight, with windows positioned to capture the changing light and views towards the mature oak trees, while another bedroom benefits from its own en suite shower room. A beautifully appointed family bathroom, complete with bath, vanity basin and natural light from both a window and rooflight, serves the remaining bedrooms.

Outside, the grounds are every bit as appealing as the house itself. The extensive gardens wrap around the property, offering wonderful scope for landscaping, outdoor entertaining and simply enjoying the peaceful surroundings. Established trees, including the magnificent oak from which the house takes its name, bring a sense of maturity to the setting, while the generous sandstone terraces provide natural extensions to the principal living spaces. There is plenty of room for children to play, for keen gardeners to create something special or for anyone seeking a little more breathing space. A substantial detached double garage, finished to complement the house, provides secure parking and additional storage, while the driveway offers ample further parking for several vehicles.

Despite its wonderfully rural position, Oak House is conveniently placed for everyday amenities and transport connections. Roydon is a well-regarded village with its own primary school and easy access to the neighbouring market town of Diss, which offers an excellent range of independent shops, supermarkets, cafés, restaurants and leisure facilities. There are also GP surgeries, pharmacies and dental practices within the town, together with further schooling, including Diss High School. Diss railway station provides direct mainline services to Norwich and London Liverpool Street, making the location particularly appealing for those who need to travel further afield while enjoying a countryside lifestyle.

The surrounding area is rich in attractive villages, quiet country lanes and open farmland, with the historic market towns of Eye and Harleston also within easy reach, offering further independent shopping, places to eat and traditional market town amenities. The wider Norfolk and Suffolk countryside provides endless opportunities for walking, cycling and exploring, with an abundance of picturesque villages and rural landscapes close to home.

Oak House offers an increasingly sought-after combination of generous modern accommodation, energy-conscious design and an exceptional countryside setting. With its beautifully connected living spaces, flexible bedroom accommodation, substantial gardens and convenient proximity to Diss, this is a home designed to be enjoyed for many years to come.

Agents notes...
A pre-recorded walkaround tour is available for this property

EPC to follow once completed

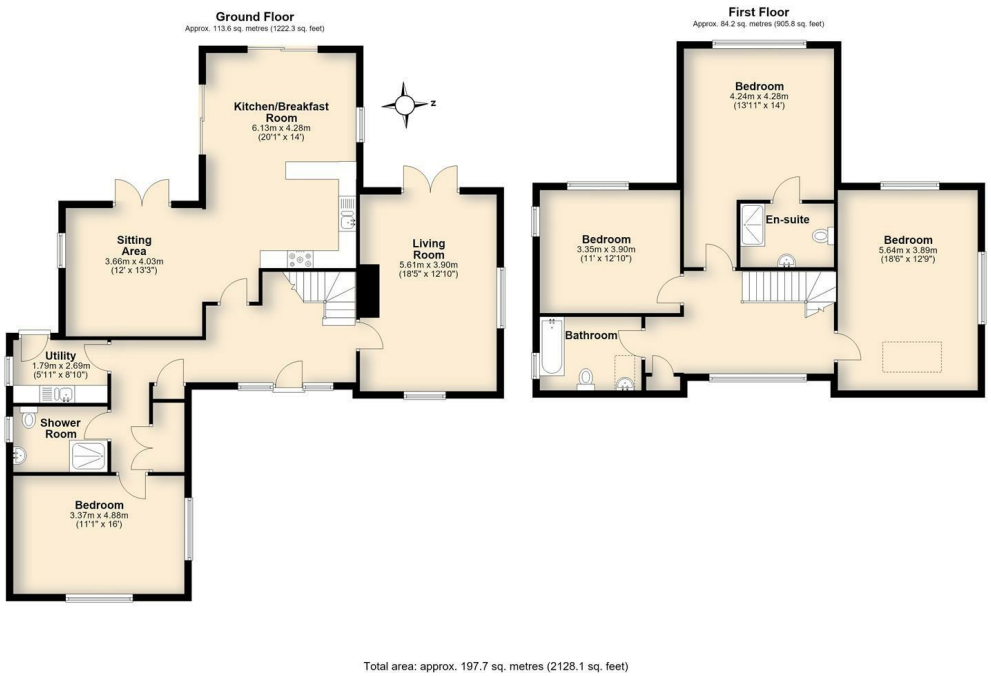












Total area: approx. 197.7 sq. metres (2128.1 sq. feet)

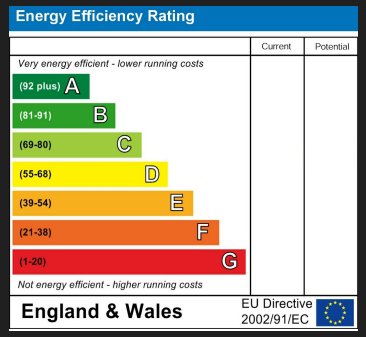
Local Authority

South Norfollk

Council Tax Band

New Build

Directions





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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