



Meadow House
The Street
Thorndon, IP23 7JN

twgaze



Price Guide £575,000



- Individually built detached family home
- Spacious and well-balanced accommodation throughout
- Recently updated kitchen with integrated Miele dishwasher
- Versatile family room (ideal as snug, playroom or occasional bedroom)
- Detached garage/workshop and ample driveway parking
- Fully insulated and heated garden studio (ideal home office or hobby space)
- Open-plan kitchen/dining room, ideal for entertaining
- **Viewing recommended**

Location

The property is situated within the village of Thorndon, a popular and well-served village offering a public house, shop, mobile post office, school, and church. It lies approximately 4.5 miles from Debenham, 13 miles from Stowmarket, and 8 miles from Diss.

Nearby is the renowned Thornham Estate, extending to around 2,000 acres and offering approximately 12 miles of scenic walks through well-managed and diverse landscapes, including woodland, parkland, and farmland. Further amenities are available in the nearby town of Eye, located just 3 miles away, providing a range of local shops, medical and social facilities, and schooling through to sixth form level at Hartismere School (rated Outstanding). Thorndon is conveniently positioned for access to the A140, providing a direct route to Norwich and Ipswich. Just across the county border into Norfolk lies the thriving market town of Diss, which offers a wide range of shopping, sporting, and leisure facilities, including an 18-hole golf course and driving range. Mainline rail stations at Diss and Stowmarket provide regular intercity services to Norwich, Ipswich, and London Liverpool Street. In addition, the renowned Suffolk Heritage Coast, including Southwold, is approximately one hour's drive away.



The Property

The Meadow House is an individually built home offering well-balanced and thoughtfully arranged accommodation throughout. The proportions are particularly generous, most notably within the spacious living room, while the overall layout creates a natural and comfortable flow, ideal for everyday living. The kitchen/dining room has been opened up in recent years by the current owners, creating a sociable and inviting space well suited to modern living and entertaining. This area is fitted with a range of contemporary units, complemented by a quality integrated Miele dishwasher, combining both practicality and style. A separate utility room provides valuable additional space, ideal for housing white goods and maintaining a clean, uncluttered kitchen environment. In addition, the family room offers excellent versatility and can be used as a more informal second sitting room, a children's playroom, or even a ground floor occasional bedroom, if required. Upstairs, there is further potential to enhance the layout, with scope to combine the existing bathroom and en-suite to form a Jack and Jill arrangement serving the two rear bedrooms; an appealing option for families or guests.

Outside

The property is set well back from the road and approached via double gates, opening onto a gravel driveway that provides ample off-road parking and access to the detached garage/workshop. The gardens have been recently landscaped to create an attractive and well-maintained outdoor space. A porcelain patio, added in recent years, offers a stylish and practical seating area, accessed from multiple points at the rear of the house - ideal for both everyday use and entertaining. The remainder of the garden is predominantly laid to lawn, complemented by thoughtfully planted borders filled with a variety of perennial shrubs, providing colour and seasonal interest throughout the year, along with several secluded seating areas to enjoy different aspects of the garden. A particular highlight is the garden studio, finished to a high standard and fully insulated and heated, making it perfectly suited for year-round use. Whether utilised as a home office, hobby space, or for entertaining, it offers excellent versatility to suit a range of needs.

Services: Mains water, electricity, and drainage are connected.

The property is served by oil-fired central heating and also benefits from solar panels, which contribute significantly towards the overall household electricity costs.

Viewings: Strictly by appointment via TW Gaze.

Directions: From Diss, head south on the A140 towards Ipswich. After approximately five miles, turn left, signposted for Thorndon (opposite The White Horse Inn). Continue along Stoke Road for around 1.5 miles into the village, where the property will be found on the right-hand side along The Street.

Tenure: Freehold

Council Tax Band: E

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.

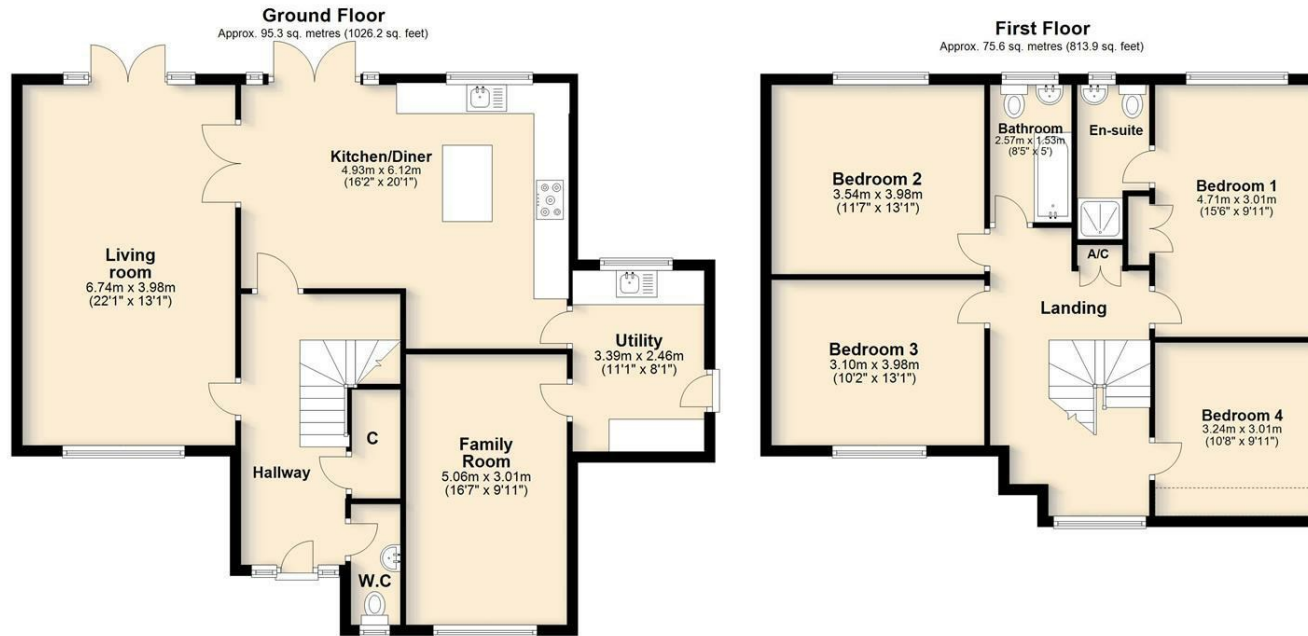
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Total area: approx. 171.0 sq. metres (1840.1 sq. feet)

Important Notice

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1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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