



FREEHOLD

House - Detached (EPC Rating: D)

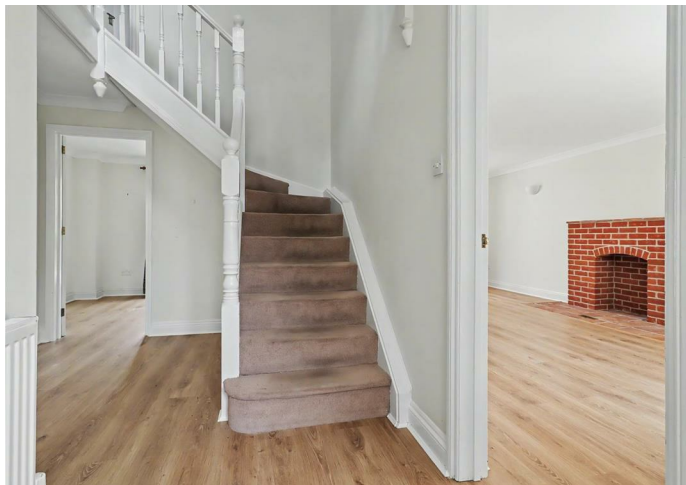
SABLE HOUSE CROSS STREET HOXNE SUFFOLK IP21 5AH

Offers in excess of

£450,000

FEATURES

- Detached Family Residence
- Primary En-Suite
- Generous Kitchen
- Dedicated Home Office/Study
- Double Garage Extra Parking
- Four Double Bedrooms
- Elegant Sitting Room
- Light-filled Garden Room
- Attractive Gardens
- Peaceful Village Setting



Ben Allman
Estate & Letting Agents

4 Bedroom House - Detached located in Hoxne

Sable House is an exceptional detached residence that effortlessly combines timeless elegance with refined contemporary living. Beautifully presented throughout, the property offers an abundance of natural light, generous proportions and thoughtfully designed interiors, creating a home of remarkable quality and sophistication.

A welcoming entrance hall leads to a beautifully appointed principal reception room, offering an elegant setting for both everyday living and entertaining. At the heart of the home is a generous sitting room seamlessly connecting to a light-filled garden room with delightful views across the landscaped gardens. A private study and stylish cloakroom further enhance the versatility of the accommodation.

The first floor centres around a generous principal bedroom suite with an elegant en-suite shower room, complemented by three further spacious bedrooms and a family bathroom, providing exceptional accommodation for family and guests.

Outside, Sable House enjoys well maintained gardens to the front and rear creating a wonderful sense of privacy. A substantial double garage and generous private driveway complete the property.

Occupying a desirable position within the historic Suffolk village of Hoxne, Sable House offers an enviable blend of rural tranquillity and modern convenience. Surrounded by beautiful countryside, yet within easy reach of excellent schools, charming market towns and mainline rail services to London, this outstanding home presents a rare opportunity to enjoy an elegant country lifestyle in one of Suffolk's most sought-after village settings. Guide price £450,000 - £475,000.

ENTRANCE HALL

A spacious and welcoming entrance hall provides an elegant introduction to Sable House, immediately conveying the sense of scale and quality found throughout the home. A graceful staircase rises to the first floor, while generous proportions, practical storage and thoughtfully designed circulation spaces create an impressive first impression, balancing functionality with timeless style.

WC

A well-appointed guest WC is conveniently positioned off the entrance hall, good standard and ideal for everyday family living and visiting guests.

SITTING ROOM

20'0" x 12'0"

The principal reception room is a beautifully proportioned space, centred around an attractive exposed brick fireplace that creates a warm and inviting focal point. Filled with natural light, the room enjoys a seamless connection to the garden room, offering the perfect setting for both relaxed family living and elegant entertaining throughout the year.

KITCHEN

12'10" x 12'10"

Occupying the heart of the home, the impressive kitchen and breakfast room has been thoughtfully designed for modern family life. Offering an excellent range of cabinetry, generous work surfaces and integrated appliances, the space is perfectly suited to everyday living while providing an exceptional setting for entertaining. The adjoining dining area enjoys wonderful natural light and an easy connection to the utility room.

DINING ROOM

11'0" x 9'0"

Flowing effortlessly from the kitchen, the dining room provides an elegant setting for both everyday family meals and formal entertaining. Generously proportioned and filled with natural light, the space creates a seamless connection between the kitchen and garden room, making it the perfect place to gather with family and friends while enjoying views across the gardens beyond

CONSERVATORY

10'0" x 9'0"

Designed to embrace the surrounding landscape, the light-filled conservatory provides views across the garden. With direct access onto the patio terrace, it offers a tranquil space to enjoy throughout the seasons and effortlessly extends the living accommodation.

STUDY/BEDROOM FIVE

8'11" x 7'11"

A dedicated study provides a peaceful and practical workspace, equally suited as a bedroom, home office, library or snug, offering flexibility to suit a variety of lifestyles.

FIRST FLOOR LANDING

A spacious first floor landing enhances the sense of light and space throughout the home,

providing access to all four bedrooms and the family bathroom. Generously proportioned, it offers an airy central circulation space and benefits from a useful airing cupboard, providing practical storage while maintaining the home's thoughtful and well-planned layout.

PRIMARY BEDROOM SUITE

15'0" x 12'0"

The well appointed principal bedroom offers a peaceful sanctuary, enjoying generous proportions and an attractive outlook over the front of the property. Thoughtfully designed to create a calm and restful retreat, the room benefits from fitted storage and a stylish en-suite bathroom, finished to provide both comfort and practicality.

BEDROOM TWO

15'0" x 7'11"

A spacious double bedroom enjoying an attractive outlook over the front of the property. Filled with natural light and offering generous proportions, this elegant room provides versatile accommodation, making it ideal for family members or guests.

BEDROOM THREE

13'0" x 8'0"

Another generously proportioned double bedroom, enjoying a pleasant outlook over the rear garden and surrounding greenery. Bright and welcoming throughout, this versatile room is ideally suited as a guest bedroom, children's room or additional accommodation for visiting family and friends.

BEDROOM FOUR

9'0" x 8'0"

A well-presented and versatile bedroom overlooking the rear garden, equally suited as a guest bedroom, nursery, dressing room or additional home office. The flexible layout ensures it can easily adapt to a variety of lifestyle needs.





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BATHROOM

Serving the remaining bedrooms, the well appointed family bathroom is finished in a timeless style with quality fittings, creating a relaxing and practical space for everyday family living.

OUTSIDE

Sable House enjoys an attractive setting with well maintained gardens to both the front and rear, offering a wonderful balance of privacy, space and outdoor living. To the front, a shared entrance driveway down to a generous private driveway provides ample off-road parking and leads to a substantial double garage, offering excellent storage and secure parking.

The rear garden has been thoughtfully landscaped to create a peaceful retreat, with awns, established planting and a spacious patio terrace, perfectly suited to al fresco dining and entertaining. The garden enjoys a delightful rural feel and an exceptional sense of tranquillity, providing a space that can be enjoyed throughout the changing seasons.



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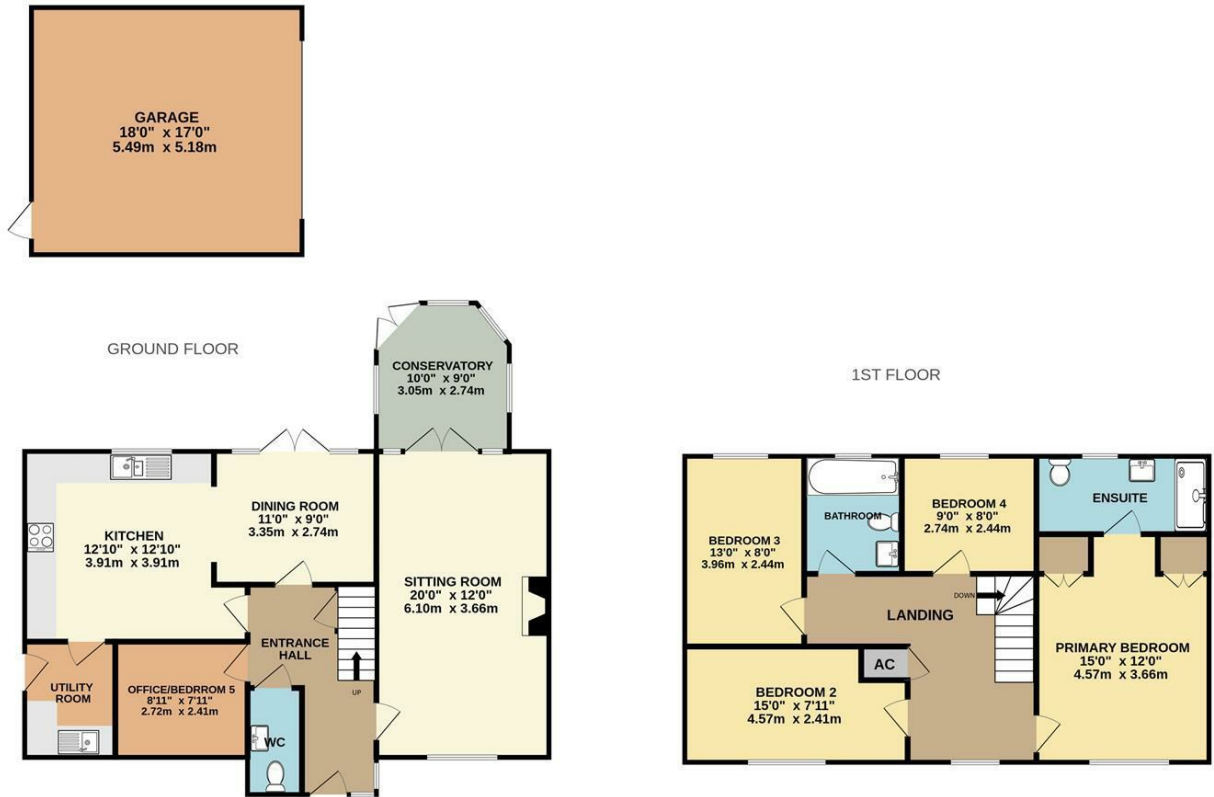
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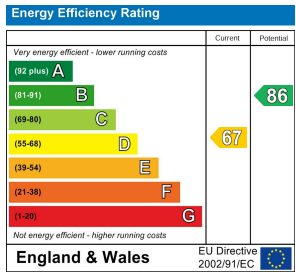
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Council Tax Band

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