



EH

EXQUISITE  
HOME

Positioned in the heart of Thorndon, this 1950s-built former rectory offers a carefully considered balance of character and modern practicalities.

Spanning approximately 2,018 square feet of living accommodation, the property provides four generously proportioned bedrooms. The ground floor arrangement allows for flexible family living, featuring three to four reception rooms alongside a spacious kitchen and breakfast room and a dedicated utility room adds necessary convenience.

To the first floor, the primary bedroom benefits from an en-suite bathroom, while the remaining bedrooms are served by a family bathroom renovated with a four-piece suite including a rainfall shower.

Externally, the property occupies a south-facing plot of approximately 0.25 acres. The east-facing garden area is primarily laid to lawn and includes an orchard area. A recently installed patio on the southern elevation provides a suitable space for outdoor dining.

The property is approached via a substantial shingled driveway offering extensive off-road parking, complemented by garaging and a workshop. Prospective buyers should note that planning permission has been approved for three chalet-style properties in the garden situated behind the boundary.

This substantial detached residence presents a clear opportunity for buyers seeking space and a popular village location.





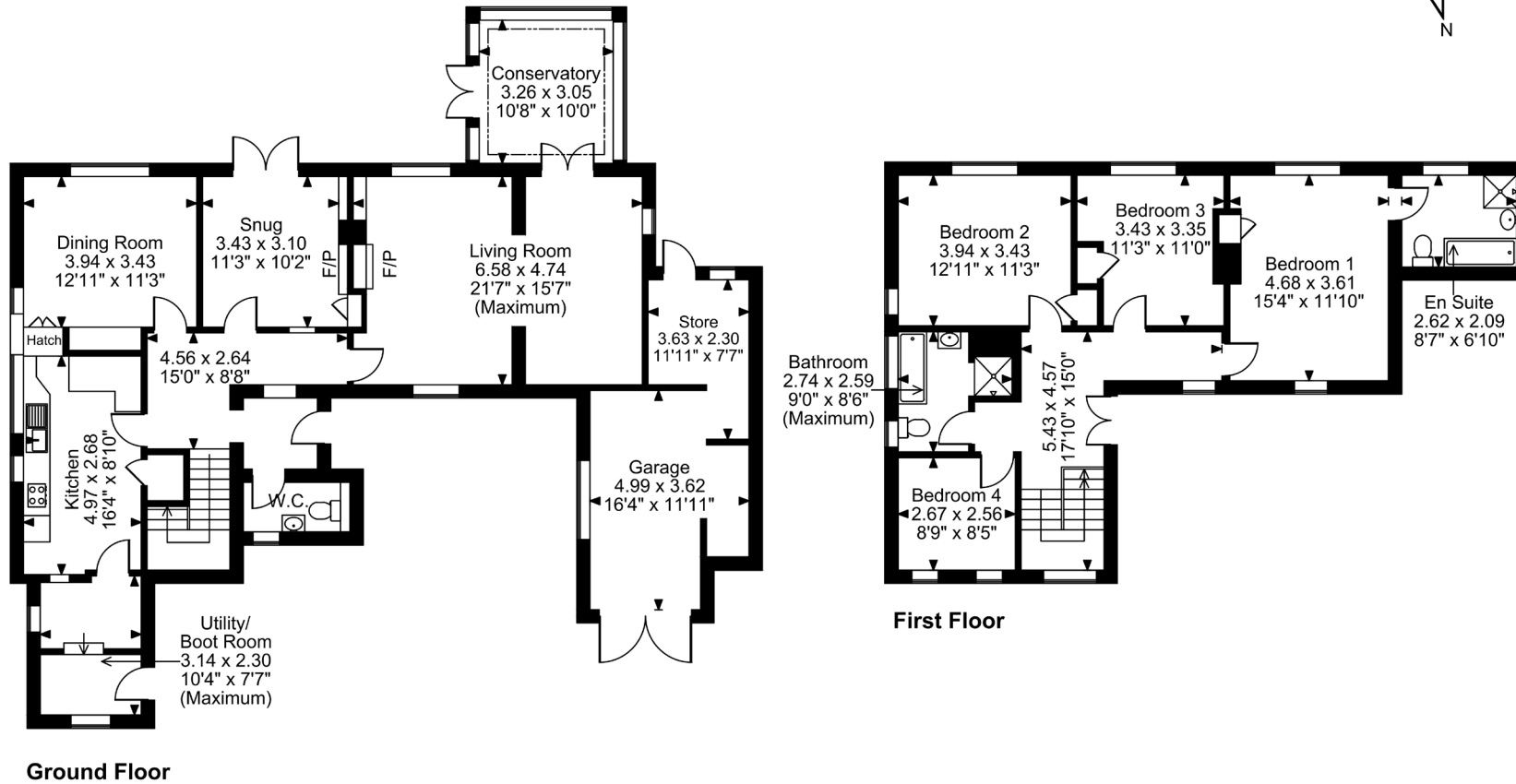
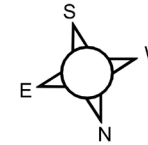






**Churchgate House, The Street, Thorndon, Eye, Suffolk**

**Approximate Gross Internal Area**  
**Main House = 2018 Sq Ft/187 Sq M**  
**Garage & Store = 243 Sq Ft/23 Sq M**  
**Total = 2261 Sq Ft/210 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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