

*A pretty five/six bedroom detached village house within walking distance of the primary school, and 6 miles from Diss.*



OIEO

£795,000

Freehold

Ref: P7815/C

Address

The Red House  
Wittons Lane  
Hoxne  
Suffolk  
IP21 5AE



Kitchen, dining room, sun room, boot room, utility room, sitting room, drawing room, downstairs bedroom and bathroom.

Five first floor bedrooms and two shower rooms.

Attractive gardens extended to 0.56 acres that include ample off road parking, a substantial carport, offices/games room, additional outbuildings and a greenhouse.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

The Red House is situated within the desirable village of Hoxne. This is a historically important village in North Suffolk with an active local community. There is both a medieval church and a primary school. The village pub, The Swan, is currently being refurbished and is due to re-open shortly. Within the local area are a number of popular villages and market towns. It lies 6.5 miles from Harleston, 14 miles from Framlingham. Diss, which has rail links to London Liverpool Street station is 6 miles. The county town of Ipswich is approximately 25 miles and the cathedral city of Norwich is equidistance, and has a selection of restaurants, bars and cafes. Local amenities can be found at Stradbroke which has a gym, swimming pool and tennis court. Diss leisure centre has a gym and swimming pool. Suffolk's Heritage Coast is approximately 25 miles.

## Description

The Red House is a highly impressive detached dwelling of predominately timber frame construction with brick elevations under a part thatched roof and part tiled roof. The property was listed in 1988 as Grade II and the core is believed to date from the mid 1500's. The attractive mellow red brick façade was added in the 1885 and the wing to the rear of the house was built in the 1980's. The house, which has been maintained to a high standard, displays attractive period features including mullion windows, an inglenook fireplace, a former bread oven, along with exposed timbers.

The house extends to over 2,800 sq. ft. This includes a ground floor bedroom and bathroom which can support multi-generational living. There is also a vaulted first floor bedroom that some may choose to use as a games room or office.

The main door, which is to the side of the house leads to a hallway where one of three staircases rises to the first floor and a door leads into an inner hallway. Here there is an internal window to the sun room, a door to the sitting room and openings to both the kitchen and dining room. The kitchen is fitted with high and low level wall units along with a double butler sink and wood blockwork surfaces. There is space and plumbing for a dishwasher and it contains the oil fired boiler. There is a two oven cream electric Aga and an American style fridge-freezer. In addition is a kitchen island, a west facing window to the front of the property as well as an exterior door and understairs pantry cupboard.

The sitting room has exposed beams and studwork, an impressive inglenook fireplace with bressummer beam above, and to one side a former bread oven. It has windows to the east and west overlooking the gardens. A second set of stairs leads to the first floor and a door opens to the drawing room. This is dual aspect with east and west facing windows and an open fire. There is a door to the front hallway which leads back to the sitting room and has a door to the exterior.

The dining room, which is open plan to the kitchen has a fitted seat and north facing window, pamment tiled flooring and a step up to the sun room. This faces south and has bi fold doors opening up to a sandstone patio and the garden.

Off the dining room is a spacious boot room which has a north facing window, a third set of stairs to the first floor and an understairs cupboard. There is a doorway to the ground floor fifth bedroom and an opening to the utility room. This has space and plumbing for a washing machine and condenser dryer as well as a woodblock work surface and butler sink. There is a partially glazed door to the exterior and window overlooking the garden. A door opens to the downstairs bathroom that comprises WC, handwash basin, bath and shower above. It has windows to the south and east. The ground floor fifth bedroom, which is a double, has a north facing window. Some may choose to use this as a study or snug.

There are three staircases to the first floor meaning each bedroom can be accessed independently. Bedroom one is a spacious double bedroom with east and south facing windows overlooking the garden. There is a fitted wardrobe and blocked mullion window. From the landing is access to a shower room that comprises WC, handwash basin, shower and east facing window. Adjacent is a further bedroom or dressing room with part vaulted ceiling, west facing window, access to an airing cupboard with hot water cylinder, and a passageway and door to bedroom two.

This dual aspect double bedroom has west and north facing windows, exposed timbers, stairs leading down to the entrance hall and a door to a highly impressive room with a vaulted ceiling, currently used as a study but which some may choose to use as bedroom three or a games room. It has a north facing window and door to a further landing. Here there is an additional set of stairs down to the ground floor boot room and doors off to a further shower room and bedroom four. This is a double with fitted wardrobes and east facing window. The shower room has a WC, handwash basin, shower and north facing skylight.

### Outside

The property is approached from the lane via a shingle driveway onto an extensive parking area adjacent to which is the barn, which is predominately constructed of brick and block construction with part weather boarded elevations and a pantile roof. This has an independent 3 phase supply. Part of the barn is a large carport measuring 13'6 x 13' 7". A door provides access to an office/games room that measure 18'7 x 13'10". It is understood that the previous owners used this for their business. It has an air conditioning unit, fluorescent lighting and north facing windows. A door opens into a secondary office measuring 6'5 x 18'10". To the rear of the barn is a domestic courtyard which can be used for further parking . Here there is another building of brick, block and flint construction that measures 21'6'x 18'2". The range of buildings has scope, subject to the normal consents, to be converted to an annexe or potentially a holiday let.

The main gardens lie predominately to the south and east of the house. There is a extensive sandstone patio leading to lawn and mature trees, beds and a feature pond. As well as a greenhouse, there are a range of timber stores that measure 12'7 x 7' 5, 11'5 x 12'3, 6' 5 x 5'11 and 5'11 x 6' 4.

To the west of the house, the front, is an additional enclosed area of garden which has recently been landscaped and has beds with pathways. In all the grounds extend to 0.56 acres.

























# The Red House, Hoxne

Approximate Gross Internal Area = 285.0 sq m / 3068 sq ft



Ground Floor



First Floor

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, and electricity. Oil-fired central heating. Air conditioning to office. Electric Aga.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. There is full fibre to the house.

*Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* No EPC as Listed.

*Council Tax* Band F ; £2,977.01 payable per annum 2025/2026

*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

## NOTES

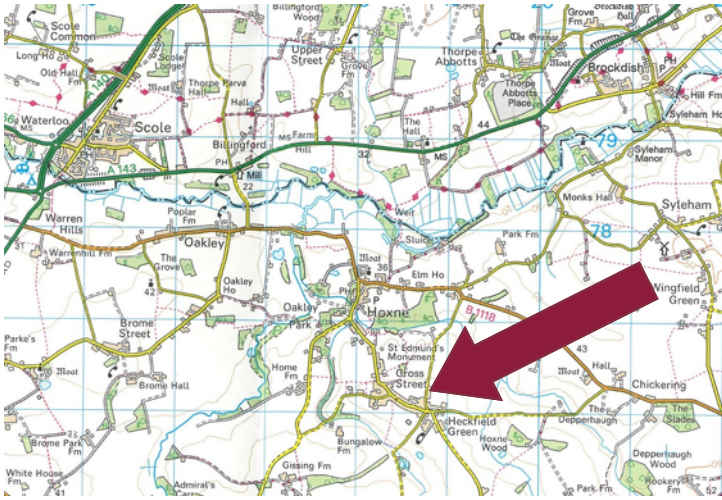
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. The vendors commissioned a thatch report which is available from the agent. This stated that the thatch is water reed with a long straw ridge. It says the thatch is in good order and has a further 50 years before a complete re-thatch would be necessary. It says that the long straw ridge was last replaced in 2013.

*March 2026*



### Directions

Heading north on the A140 turn off onto the B1118 heading in an easterly direction signed to Stradbroke. Turn right where signposted to Hoxne and proceed into the village bearing left and proceeding through Cross Street and into Heckfield Green. Opposite the primary school turn left into Wittons Lane where the entrance to The Red House can be found on the right-hand side immediately after passing the house itself.

For those using the What3Words app:  
///owners.bolsters.blending



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