



9 Old Rectory Gardens
Occold | Eye | Suffolk | IP23 7PD

PERFECTLY POSITIONED



Nestled at the end of a peaceful cul-de-sac in a timeless village, this charming four-bedroom detached property offers spacious and thoughtfully updated accommodation ideal for modern family life. Built in 1990 and lovingly maintained, the home is surrounded by open countryside and offers exceptional privacy, comfort, and style, yet is minutes away from amenities with rail links to London close by.



KEY FEATURES

- A Beautiful Four Bedroom Detached Family Property
- Principal Bedroom with Ensuite
- Excellent Living Room with Wood Burner
- Ground floor Office and Fast Broadband
- Field Views From the Garden
- Located at the End of a Quiet Cul De Sac
- Double Garage and Parking for Multiple Vehicles
- A Wonderful Village with a Good School and Pub
- A Short Drive from the Train Links and Amenities of Diss.
- Immediate Access to Country Walks

This is a rare opportunity to secure generous living space with modern amenities in a warm, welcoming atmosphere, and at the same time enjoy countryside living with open views and immediate access to scenic country walks from your doorstep. The house has been a happy family home, full to the brim on high days and holidays, with monopoly games running until 3.00am... yet allows you to enjoy tranquillity and privacy just revelling in the silence when the hoards go home.

Step Inside

From the moment you step inside the atmosphere in this house is inviting. The long entrance hall sets the tone with warm and practical oak flooring and a calm neutral colour palette which embraces the feeling of tranquillity throughout. A convenient cloakroom is on your left with dedicated home office on the right, ideal for remote working and stress free, supported by ultrafast broadband; this is a versatile space, currently used for storage for coats and shoes but has served as a revision room in the past and could be a fun hobby area. Just along the hall to the left is the welcoming living room, bright and comfortable complete with a wood burner, installed in 2022, perfect for cosy evenings. This room faces west and is glorious in winter or summer with the sunlight flooding in. From the living room a door takes you to the dining room. This is the owner's favourite space, having enjoyed working from home, looking out over the garden, with field views beyond. It is a lovely, bright room with ample space to host friends and family, including Christmas dinners around a table seating 10! This in turn leads to the contemporary kitchen and a smart utility room, refurbished in 2023 by Mouse & Bear, featuring some integrated appliances, upgraded wiring, spot lighting, and stylish finishes right down to the superb flooring. The kitchen has a door into the main hallway to find the stairs to the first floor and this home flows well with reception rooms that could be open planned if desired.





KEY FEATURES

Family Friendly & Efficient

This home has relished many precious family moments and has been maintained well for the next generation to enjoy. The house is made for hosting a crowd, with room inside for sleepovers and outside for adults to enjoy a chat on the terrace whilst kiddies play on the lawns. The owners have maintained the house well, replacing all the windows, front and back door, and patio doors over the years. The ensuite was refurbished in 2019 and a new consumer unit installed, to meet regulations. A new oil-fired Worcester Bosch boiler was installed in 2022, and the hot water tank was replaced in 2024, so everything here runs economically and efficiently, so important whether enjoying a hectic family life or loving to entertain.

Explore Upstairs

The stairs lead to an expansive landing with large airing cupboard, with both shelving and hanging space, important when getting the school uniforms ready for Monday or refreshing bedding for guests. The Principal bedroom is a large room with an east facing window, so you wake up to the sun, with the immaculate, contemporary ensuite. Bedroom two is west facing, again with a large window allowing natural light to sweep in. Bedroom three is a generous size and bedroom four would make a fabulous nursery or children's bedroom with bunk beds, an office or perhaps a teens TV room. These three bedrooms are served by an ample bathroom with bath and shower so ideal for those who love a long soak or who have little ones to bathe. The loft was fully re-insulated in February 2025.

Step Outside

The gardens are lush, landscaped and designed for privacy with multiple areas to enjoy the sun, gaze out onto fields or take respite in the shade of the mature trees with a cuppa or G & T. The small private seating area, looks over the pretty front garden and is often used by the current owners. It is a lovely little suntrap, ideal for enjoying a book with a glass of wine. The wonderful thing about this home is that once dinner is over you can grab a coat and take a very short stroll to the pub. The birdsong is incredible here with the whole community actively encouraging wildlife - the current owners allow hedging to grow in the summer months facilitating a wildlife corridor and have reaped the benefits with a family of ducks returning every year with the latest brood of ducklings, cheeping by the dining room patio doors. The evenings are still and silent, with just birdsong for company, there is the odd hoot of an owl at night, there are also hedgehogs and deer and regular visits from 'Philip the Pheasant'. The field views remind you about the changing seasons, a constant reminder of life in the country.

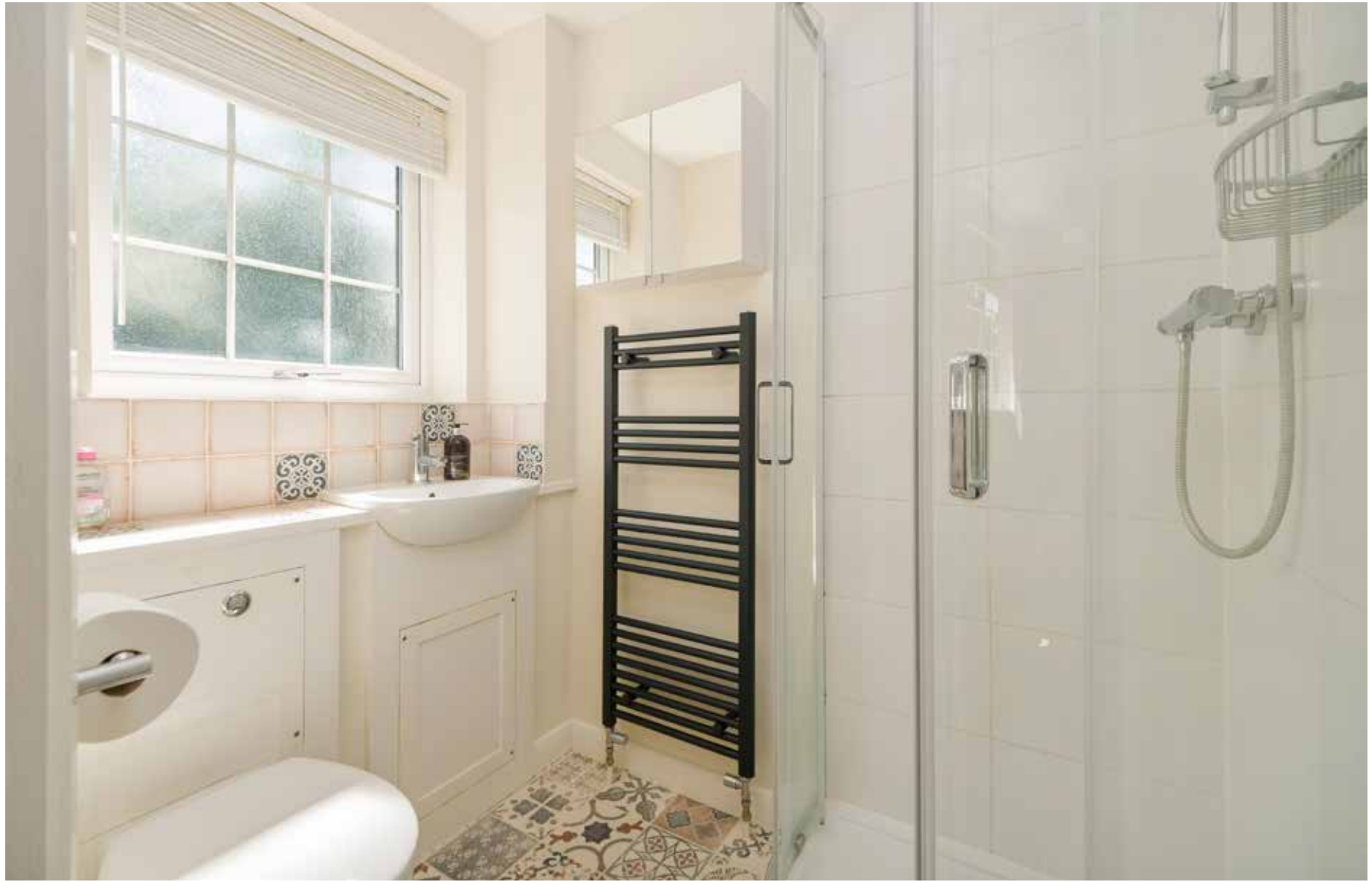
























INFORMATION

On The Doorstep

Occold is found nestled in the beautiful north Suffolk countryside and boasts a friendly and active community with primary school, pub, village hall and church. The village hall has a wide range of activities, including WI, 'Crafty Crafters' and table tennis. The pace of life here, however, has a timeless feel, a slower tempo of years gone by, allowing space to just be.

How Far Is It To....

The small town of Eye is two miles away, with a good selection of shops including a butchers, deli, chocolatier, florist and pharmacy. The town also has a community hospital plus primary and secondary schooling including the well regarded Hartismere School. It is just ten minutes to Debenham with its chocolate box pretty streets and only eight miles to the market town of Diss offering a whole variety of amenities, including supermarkets, dentist, doctors, vets, schools, parks, Golf club, and the scenic Diss Mere. Rail links to London from Diss are real bonus with the journey time approximately 90 minutes to Liverpool St and a mere 20 minutes to the cathedral city of Norwich with its airport.

Agents Note

The property is on a private road managed by the residents, there is a small annual road fund contribution - at the time of going to press this figure is being renegotiated.

Directions

From Diss take the B1077 south to Occold. turn left on to church street and Old Rectory Gardens is on the left. Follow the road up and the house is at the end on your right.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words `/// noun.images.simmer`

Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity and Water

Drainage

Mid Suffolk District Council; Council Tax Band E-Freehold

Broadband Connection please check <https://www.openreach.com/fibre-checker>

Mobile Phone Reception See Link to check View mobile availability - Ofcom Checker

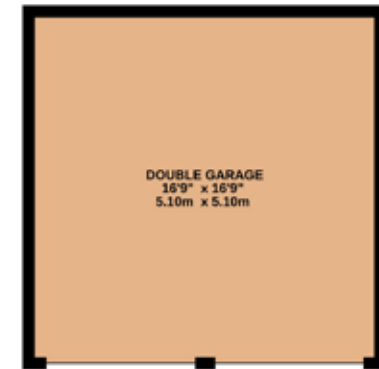
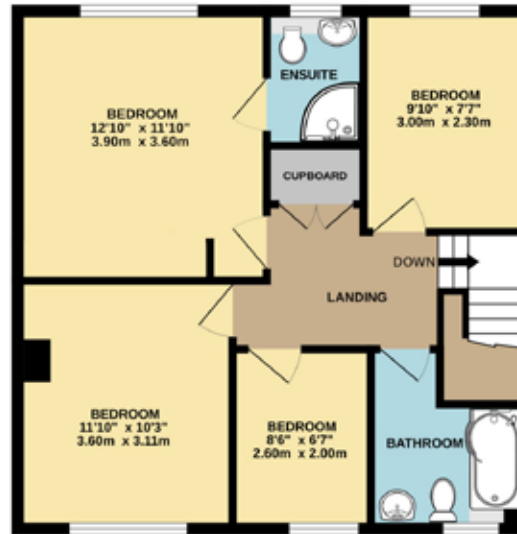
Tenure: Freehold



GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



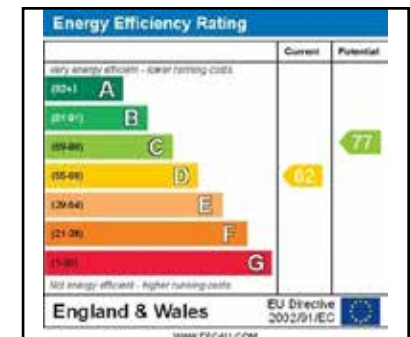
1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA (approx.)
Accommodation: 1310 sq.ft (121.7 sq.m) - Garage: 280 sq.ft (26.0 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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