



THE OLD SCHOOL  
FRESSINGFIELD



Blending striking Victorian architecture with versatile modern living, this exceptional former school offers space to grow, entertain and unwind. With flexible accommodation and beautiful countryside views

Extending to almost 3,500 sq ft, the beautifully flowing ground floor offers exceptional flexibility for modern family life. Two elegant reception rooms provide space to gather or retreat, while a ground-floor bedroom with en-suite is ideal for guests or multi-generational living. The west sitting room also lends itself to the idea of a self-contained annexe, creating exciting potential for independent accommodation.

At the heart of the home, the former school hall has been transformed into a spectacular reception and dining space. Stretching 28 feet beneath soaring ceilings, with a multi-fuel stove as its focal point, it is a room of remarkable scale and atmosphere.

**The Heart of the Home**  
Bathed in natural light, the shaker-style kitchen pairs solid timber worktops with generous proportions and a sociable peninsula, creating a space equally suited to everyday family life and relaxed entertaining. Three spacious first-floor bedrooms and a well-appointed family bathroom continue the home's

sense of light and proportion, offering flexible accommodation to suit changing family needs.

**Gardens & Grounds**  
Set within approximately 0.45 acres, the landscaped gardens enjoy uninterrupted views across open countryside. An expansive terrace, summer house and abundant wildlife create a wonderfully peaceful setting, while the former school playground now provides generous parking, framed by mature planting to offer a welcoming approach to this distinctive village home.

#### SERVICES

Oil Fired Central Heating, Mains Water & Drainage  
Fibre Broadband Available - Current Provider is BT

#### LOCAL AUTHORITY

Mid Suffolk District Council - Council Tax Band E

#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please contact us to arrange.



5



4



4



11  
miles



EPC





## LOCATION

Fressingfield is a thriving village which is very popular due to its diverse range of amenities. It is home to the nationally renowned Fox & Goose restaurant, there are also a variety of social clubs, a local primary school, Village shop and doctors surgery. Harleston is approximately 5 miles and has an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to G.C.S.E. level, 2 hotels, a number of cafes, restaurants and pubs. Diss is approximately 12 miles and has a mainline rail link to London, Liverpool Street in 90 minutes.





NO ONWARD  
CHAIN



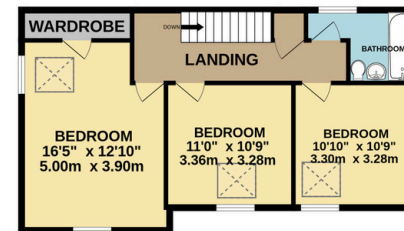
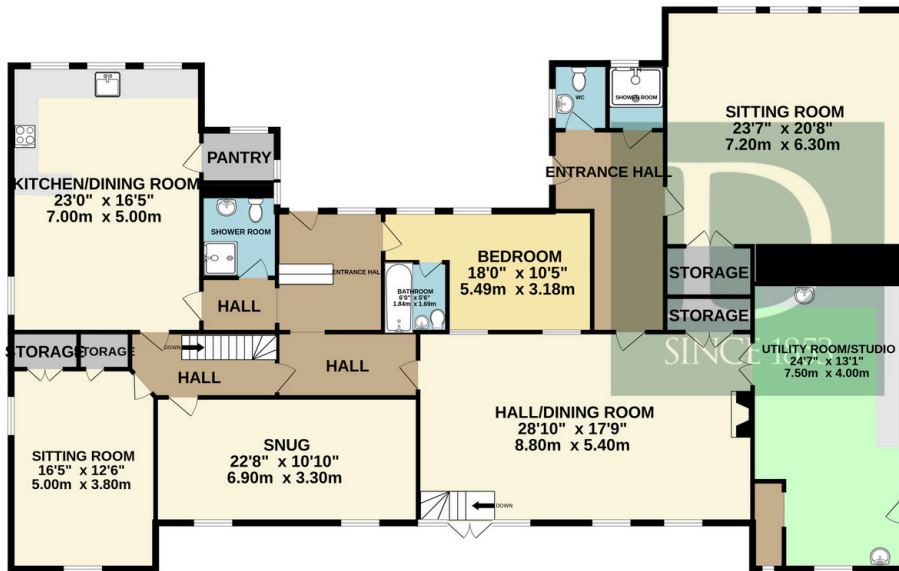


## FLOOR PLAN

## LOCATION PLAN

GROUND FLOOR  
2818 sq.ft. (261.8 sq.m.) approx.

1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 3496 sq.ft. (324.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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