



Major Lane, Thornham Magna - IP23 8ER

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HYBRID ESTATE AGENTS



Major Lane

Thornham Magna, Eye

Located on the edge of a SOUGHT AFTER VILLAGE within a RURAL LOCATION, this impressive THREE BEDROOM DETACHED FAMILY HOME offers over 1700 SQFT (stms) of beautifully presented living space, thoughtfully arranged to suit modern family life. Step inside to a welcoming ENTRANCE HALLWAY that leads you into THREE LIGHT FILLED RECEPTION ROOMS, perfect for entertaining, relaxing, or working from home. The well-appointed KITCHEN is complemented by a practical UTILITY ROOM (ideal for laundry and additional storage), ensuring every-day tasks are seamlessly managed. Completing the ground floor is a useful W/C. Upstairs, off the stunning GALLERIED LANDING SPACE you will discover THREE AMPLE BEDROOMS, each thoughtfully designed to maximise comfort and privacy, alongside TWO IMPRESSIVE BATHROOMS finished to a high standard. The property's versatile layout offers plenty of scope for personalisation, while generous period proportions including high ceilings create a wonderful sense of space and light. The external space is just as impressive and sets the house apart, with STUNNING GARDENS and a generous PLOT EXTENDING TO 1.2 ACRES (stms), offering endless opportunities for outdoor living and recreation. Mature trees, established borders, and sweeping lawns provide a picturesque setting for family gatherings, summer barbeques, or quiet moments enjoying nature.



The expansive grounds are perfect for those seeking space for children to play or keen gardeners. AMPLE DRIVEWAY PARKING for numerous vehicles ensures convenience for residents and guests alike, while the rural outlook delivers a wonderful sense of peace and privacy. Whether you are hosting friends on the patio, exploring the grounds, or simply unwinding with a book in the sunshine, the outdoor space here is truly exceptional. An OVERSIZED DOUBLE GARAGE (with conversion potential, subject to planning) provides excellent storage or the opportunity for further accommodation. This detached home combines the tranquillity of a RURAL LOCATION with convenient access to village amenities and main roads, making it a rare and desirable find.

Council Tax band: E

Tenure: Freehold

- Detached Family Home
- Over 1700 SQFT Internally (stms)
- Three Impressive, Light Filled Reception Rooms
- Kitchen & Utility Room
- Three Ample Bedrooms & Two Impressive Bathrooms
- Stunning Gardens & Plot Extending To 1.2 Acres (stms)
- Oversize Double Garage With Conversion Potential (stp)
- Rural Location On The Edge Of Sought After Village Location



Located on the fringes of the popular village of Thornham Magna, which is found on the north Suffolk borders. The village has proved to be a desirable location over the years with Thornham walks in close proximity. An extensive and diverse range of many day to day amenities and facilities can be found within the market town of Diss along the A140 and found within the beautiful countryside surrounding the Waveney valley. The town has the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

SETTING THE SCENE

The house is approached via the impressive sweeping driveway which provides parking for numerous vehicles and in turn leads to the oversize double garage. The main entrance door can be found to the front of the house leading into the hallway.

THE GRAND TOUR

Entering the house via the main entrance door to the front you are welcomed by a very impressive entrance hallway with built in storage cupboards and stairs to the first floor landing. Straight ahead is the main sitting room flooded with natural light via three large windows and a door to the rear garden. There is an inset woodburner for added comfort. A door from the sitting room leads into the second reception room with a very flexible usage depending on preference again flooded with natural via a triple aspect and built in storage. Off the central hall you will find the separate dining room, offering impressive proportions and views of the garden as well as a door leading out. The dining room is found adjacent to the kitchen meaning there is potential to extend/convert to create a large open plan space if required. The separate kitchen is well fitted in an 'in-keeping' style with a range of wall and base level storage with wooden worktops over.

There is a small breakfast bar as well as pantry cupboard. You will find space for a freestanding oven as well as dishwasher and a Butler sink. A door leads through to the utility area which provides further storage space for white goods and plumbing. There is a back door to the garden and a door to the w/c. Heading up to the first floor, a real feature of the house is the galleried landing space leading to all further rooms and filled with natural light. Off the landing there are three ample bedrooms and a family bathroom. The fully tiled bathroom is a real feature with central bath and shower, hand wash basin and w/c. To the rear overlooking the gardens there are two generous double rooms both with the benefit of fitted wardrobes and fitted shutters. The principal bedroom also offers a fireplace as well as en-suite bathroom with bath, separate shower, hand wash basin and w/c. The third bedroom, still a double room is currently used an office with views to the front over the driveway.

FIND US

Postcode : IP23 8ER

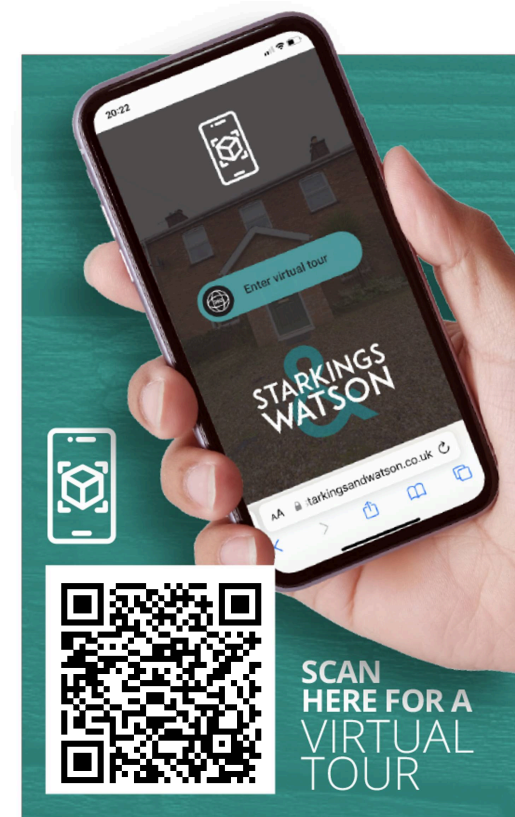
What3Words : ///songbirds.decades.mole

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The house benefits from private drainage via a treatment plant.







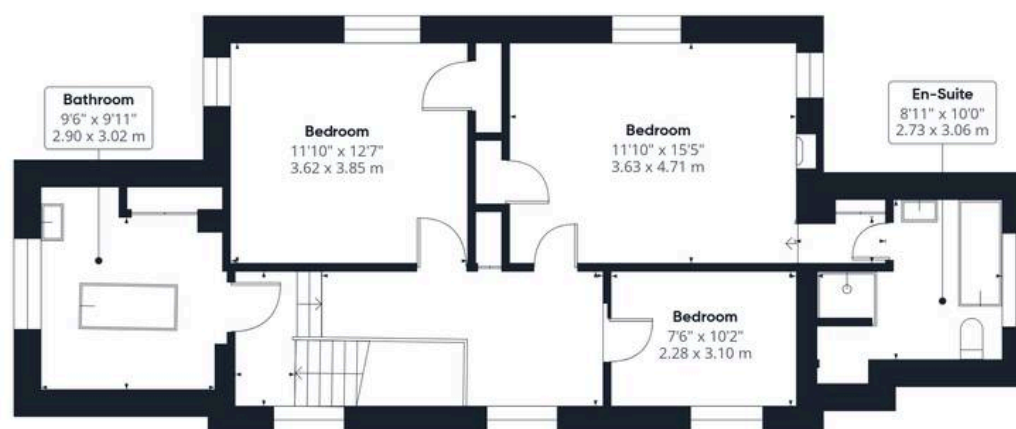
THE GREAT OUTDOORS

Externally the ground extend in total to approximately 1.2 acres (stms) and are a real feature of the listing. The rear gardens back directly onto open fields creating a further sense of space and tranquillity. The rear gardens are mostly laid to lawn with attractive box hedging and wonderful rose gardens. There is a large patio area to the rear of the house providing the ideal spot for outside dining and entertaining. Beyond the main section of garden is nature filled more wild section with a central pond and extensive planting borders surrounding with cut pathways winding their way through the grounds. You will find mature trees, fruit trees, hedging and shrubbery throughout. To the other end of the garden are further lawns as well as a greenhouse, raised planting borders and the oil tank as well as dense wooded areas. The double garage provides power and light.

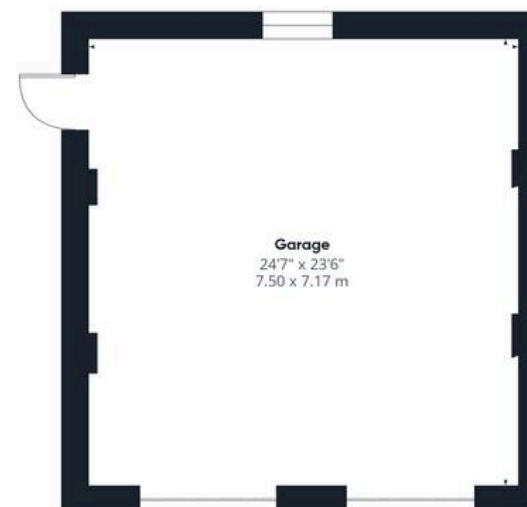




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2295 ft²
213.2 m²

Reduced headroom

28 ft²
2.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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