



Oakland House
Euston Road | Barnham, Thetford | Suffolk | IP24 2NJ

COUNTRY LIVING, CONNECTED CONVENIENCE



Set within approximately 2.5 acres (stms) of beautifully landscaped grounds, this impressive 4/5-bedroom, detached residence offers an exceptional opportunity to acquire a substantial family home in a truly outstanding setting. Originally constructed in 1974 and extensively enhanced, the property combines generous accommodation, far-reaching countryside views, and exciting future potential, all close to commuter links and amenities.



KEY FEATURES

- A substantial detached 1970s house which has been greatly improved by the current owners
- Located in a wonderful position with outstanding views to the rear over an SSSI
- Reception hall, five reception rooms
- Principal bedroom suite
- Planning permissions granted for extensive improvements and alterations
- Three further bedrooms, family bathroom
- Potential annexe accommodation
- A double cart lodge and parking for multiple vehicles
- Approx. 2.5 Acres of land (stms) and mature landscaped gardens, raised deck area
- Chain Free

The current owners were drawn to the property's exceptional setting, with water- meadow views, mature tree-lined boundaries and a woodland walk within the grounds, providing both a peaceful retreat and a source of logs for winter fires. Wildlife is abundant, from roaming deer and hunting red kites to chattering jackdaws and a rich variety of birdlife throughout the year. As their family grew, the nearby bus stop, with regular services to surrounding towns, proved invaluable, highlighting the property's rare combination of rural seclusion and everyday convenience.

Step Inside

Beyond the welcoming reception hall, this delightful family home offers five versatile reception rooms designed for both everyday living and entertaining. Three steps down to the right lead to a series of interconnected, semi-open-plan spaces, including a study/library, a spacious sitting and dining room with a contemporary log burner and stunning water meadow views, and a cosy snug, separated by distinctive 1970s-style architectural struts. Sliding doors from all these rooms open onto the gardens, creating a wonderful indoor-outdoor flow and keeping the spaces cool during summer months.

The snug connects to the kitchen/breakfast room, the heart of the home, where the family gather for lively mealtimes and togetherness. A utility room, rear lobby, cloakroom and storm porch provide excellent practicality for family life, offering dedicated spaces for laundry, muddy boots and wet paws without disturbing the main home. Further flexibility is found in the family room, previously used as both a ground-floor bedroom and formal dining room, while the impressive music room features a bay window, French doors and existing plumbing for a kitchen, creating exciting potential for a self-contained annexe when combined with the adjoining bedroom and its independent access. The adaptability of the accommodation ensures the home can evolve effortlessly with changing family needs.





KEY FEATURES

A Future Planned Out

The former garage, converted with all necessary planning and building regulations approvals, is currently used as a home office with shower facilities, offering excellent flexibility as guest accommodation or potential future annexe space. Approved planning permissions are already in place for solar panels, a ground source heat pump, a replacement annexe, triple garage, perimeter fencing and electric gates and a swimming pool, providing exciting opportunities to further enhance and personalise the estate. A truly exceptional lifestyle property where every day feels like a staycation.

Explore Upstairs

A striking 1970s-inspired spiral staircase rises to the first floor and a fabulous east-facing balcony, perfect for private sunbathing, a peaceful morning coffee and enjoying the warmth of the early sun, even in cooler months. Opening the balcony door also helps keep the first floor refreshingly cool in summer. The principal suite provides a luxurious retreat, featuring a dressing room and ensuite wet room. Three further bright bedrooms are served by a family bathroom and separate WC, and the rear-facing bedroom offers fitted storage large enough to accommodate an ensuite shower, subject to consents. Whether used as bedrooms, a home office or hobby space, the first-floor accommodation offers excellent flexibility to suit a variety of lifestyles.

Step Outside

Extending to approximately 2.5 acres (stms), the estate enjoys extensive parking, a double cart lodge, mature TPO-protected trees and far-reaching views across protected SSSI countryside, ensuring the outlook remains preserved for years to come. The grounds offer a wonderful balance of lifestyle, recreation and future potential, including a former garage converted into an outdoor office with shower facilities and substantial stable buildings ready for refurbishment, providing exciting opportunities for workshops, hobbies or animal accommodation. Previously enjoyed as a hobby farm with pigs, chickens, alpacas and sheep, the grounds combine practical use with carefully nurtured wildlife habitats along the boundaries. The sun-filled water meadows have hosted greenhouses, polytunnels and vegetable beds, making self-sufficiency an attractive option. For families, the grounds have been a playground for adventure, with space for den building, camping, quad biking, running tracks and sports days, all within easy view of the house. Closer to home, formal gardens with roses and cottage planting surround a hot tub beside the snug, while a charming outdoor kitchen with pizza oven, charcoal barbecue, microwave and storage makes entertaining effortless. There is always somewhere to escape to here - a sheltered seating area provides a cosy spot for a morning coffee, the decking terrace captures cooling meadow breezes on sizzling summer days, the living room terrace enjoys the winter sun, and the kitchen patio is perfectly positioned for spectacular sunset views. Whether seeking adventure, sustainability, entertaining space or peaceful



















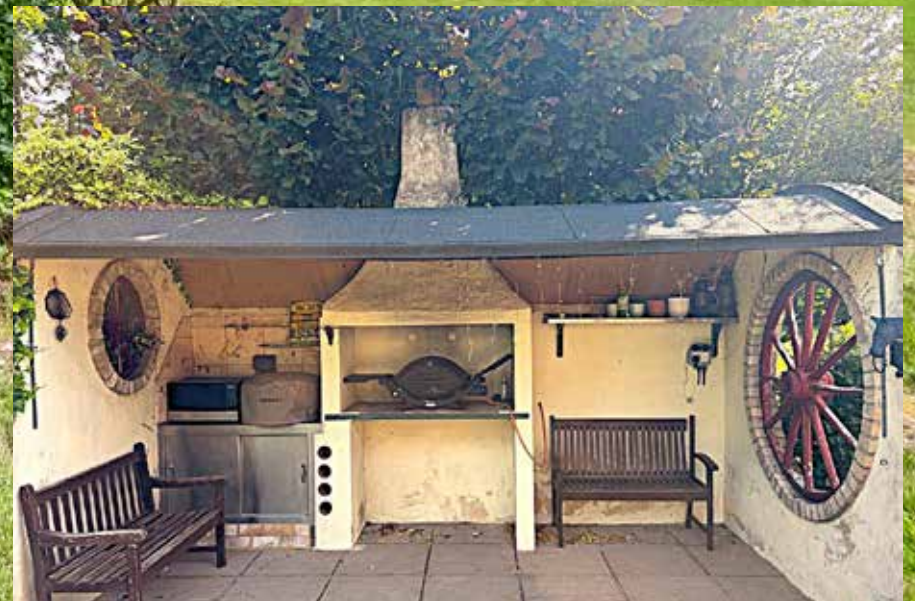






















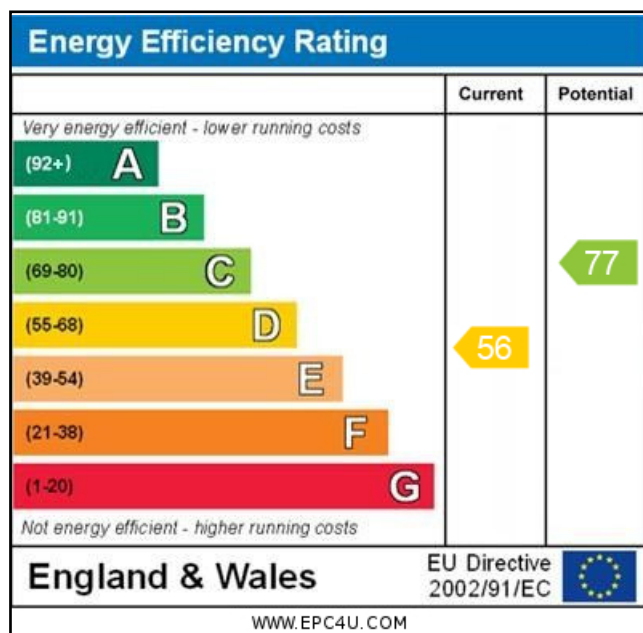








INFORMATION



On The Doorstep

The home is well-positioned for those who appreciate the tranquillity of the countryside while still being within easy reach of local amenities. The home is situated on a tree lined avenue designated as one of the most pretty driving roads in the country, with countryside walks from the doorstep. The petrol station is just two miles away with convenience store for those everyday groceries.

How Far Is It To...

Excellent positioned with proximity to A14, A11 and M11, this home marries convenience with tranquillity. Conveniently located just 3 miles south of Thetford for supermarkets and services including direct rail links to London, you are just 9 miles north of historic Bury St Edmunds, and a mere 45 mins from Cambridge, Norwich and Colchester. Here you are guaranteed a rural lifestyle in a well-connected location.

Directions:

From the M25 (70mins) head north on the M11, A14 then A11. Head east from the Elveden Centre Parcs turn off and (5mins) from the A11 you find yourself in Barnham, heading further east towards Euston, the house is on the left set back from the road.

From Diss head west on the A1066 and take the A1088 south to Euston at the roundabout. Take a right at Euston on to the Barnham Road and the property is up ahead on the 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... What 3 Words Location [///salt.diamond.starlight](http://salt.diamond.starlight) Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity, Water & Drainage

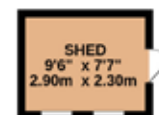
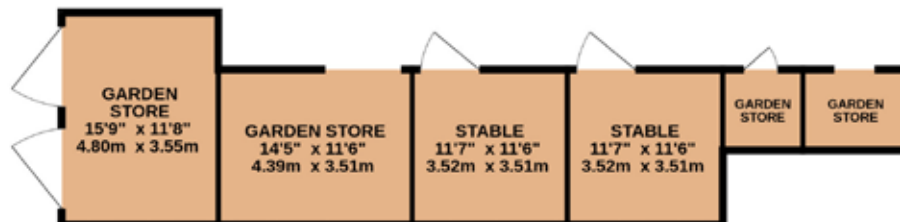
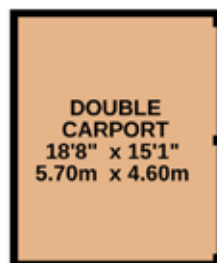
Broadband Available – please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

West Suffolk District Council – Band G– Freehold

Agents Note: There are TPOs on all boundary trees over 17" in diameter.

Agents Note: Planning information - Planning has been obtained for a new annexe, new perimeter fence and swimming pool (DC/25/0372/HH) (DC/24/1418/CLP) (DC/24/1287/CLP)



OFFICE
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA 4120 sq.ft. (382.8 sq.m)(approx.)

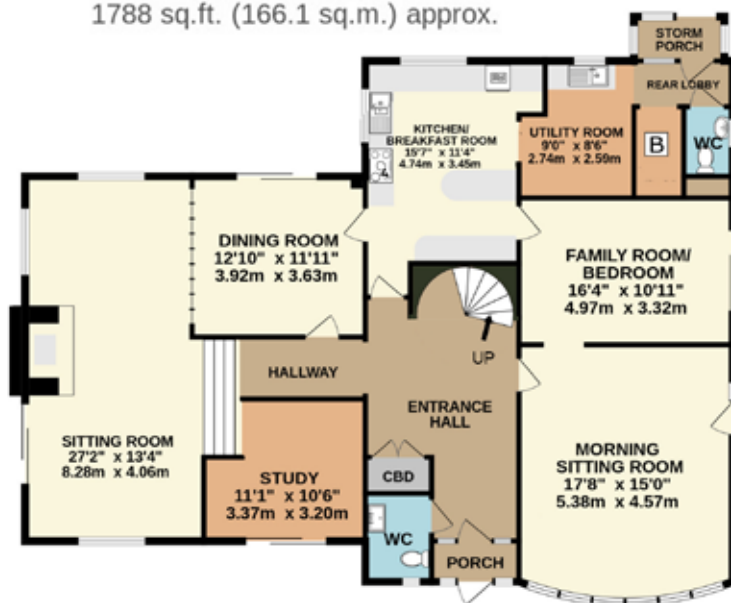
Accommodation (excl. balcony): 2671 sq.ft (248.1 sq.m) - Outbuildings: 1052 sq.ft (97.7 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced by HomeSight Studios for Fine & Country Estate Agent.



GROUND FLOOR
1788 sq.ft. (166.1 sq.m.) approx.



1ST FLOOR
992 sq.ft. (92.2 sq.m.) approx.



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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