



The Rosery
Rickingham | Suffolk | IP22 1AY

 FINE & COUNTRY

TIMELESS VILLAGE LIFE



Set within a highly desirable village setting, this exceptional five-bedroom, three-bathroom, detached residence offers an enviable blend of elegance and space. Built in 2007, the property has been meticulously maintained and offers the ideal balance of countryside tranquillity and everyday convenience, being in walking distance of day-to-day amenities and a short drive from Diss commuter rail links.



KEY FEATURES

- A beautiful five-bedroom detached family property
- Wonderful Principal Bedroom with ensuite and dressing area
- A large and social bespoke kitchen diner
- Presented beautifully throughout
- An inviting, landscaped suntrap garden
- Parking for multiple vehicles and a double garage/workshop
- Located minutes from the local shops
- A sought-after village location
- Hartismere School catchment area

This attractive Suffolk Pink home blends the warmth and character of a traditional house with the comfort of modern living. Chosen by the current owners for its convenient yet peaceful private-road setting and opportunity to personalise, it features beautiful beams, porcelain floors, and an AGA. Built in former woodland, the property retains stunning mature trees within its gardens, creating a timeless rural feel both inside and out. Equally suited to quiet everyday living or larger gatherings, this is a home that works beautifully whether occupied by two or filled with family and friends. Generous entertaining spaces flow naturally from the kitchen to dining and living areas, creating a sociable environment with space for all to sleepover too.

Step Inside

An impressive entrance hall with timeless porcelain flooring welcomes you in, with a cloakroom and useful coat cupboard adding practicality. To the right, the bright dual-aspect dining room offers space for large family gatherings and could equally serve as a second sitting room or media room. To the left, the welcoming living room features patio doors connecting the house and garden, along with a striking floor-to-ceiling brick fireplace housing a wood-burning stove, so cosy in winter. This is a wonderful room when all the family gather but equally is a haven of peace when sitting by the double doors to the garden reading or listening to the radio. At the heart of the home is a stunning bespoke kitchen diner, refurbished in November 2024 with new cabinetry throughout. Porcelain flooring continues seamlessly into this inviting space, where a traditional AGA, granite worktops, generous storage, a large central island, and floor-to-ceiling larder cupboards create an exceptional setting for cooking and entertaining. There is ample room for both dining and relaxed seating, while patio doors open onto the courtyard terrace. A practical utility room with a stable door provides space for muddy boots and dogs after countryside walks, while the covered rear porch offers a sheltered spot to enjoy the garden in all weathers.





KEY FEATURES

Every Comfort Considered

While full of traditional charm, the home also benefits from a host of modern features. A Bang & Olufsen surround sound system serves the ground floor and principal bedroom, ideal for entertaining, while a water softener and filtered, temperature-controlled cold-water tap add everyday convenience. Externally, the black weatherboarding is a low-maintenance man-made alternative to timber, reducing upkeep costs, and the gardens feature external power points for lighting, patio heaters, and garden tools. A burglar alarm and electric garage doors further enhance security and practicality, making the property ideal for lock-up-and-leave living.

Explore Upstairs

The first floor provides well-balanced family accommodation with privacy for all and no queuing for the bathroom on a busy weekday morning! The luxurious and airy principal suite features a vaulted ceiling, fitted walk-in dressing area, and ensuite shower room. A second bedroom also benefits from its own ensuite with both bath and separate shower, making it ideal for guests. Two further double bedrooms are served by a spacious family bathroom with striking arched shuttered window and a bath, two hand basins plus separate shower, offering plenty of elbow room for bathing little ones. The fifth bedroom occupies the substantial space above the double garage and can also be accessed via its own staircase. Set within the eaves, it offers generous bedroom accommodation alongside space for a home office, making it ideal as a teenage retreat, a private suite for adult children, or, subject to any necessary consents and garage conversion, a potential self-contained annexe.

Step Outside

Approached via a private driveway with parking for two or three cars and a substantial double garage, the property enjoys attractive lawned front gardens and a charming covered pillared entrance. To the rear, the south-west-facing gardens are a true sanctuary, blending mature trees, cottage-style planting, and wildlife-friendly borders that attract bees, butterflies, and birds. A beautiful patio, accessed from both the kitchen and living room, provides the perfect space for outdoor dining and entertaining, while raised beds, a pretty water feature, decorative pots, and two pergolas add colour, structure, and shade. The result is a peaceful, established country garden with a delightful woodland feel, perfectly complementing the home's character.

























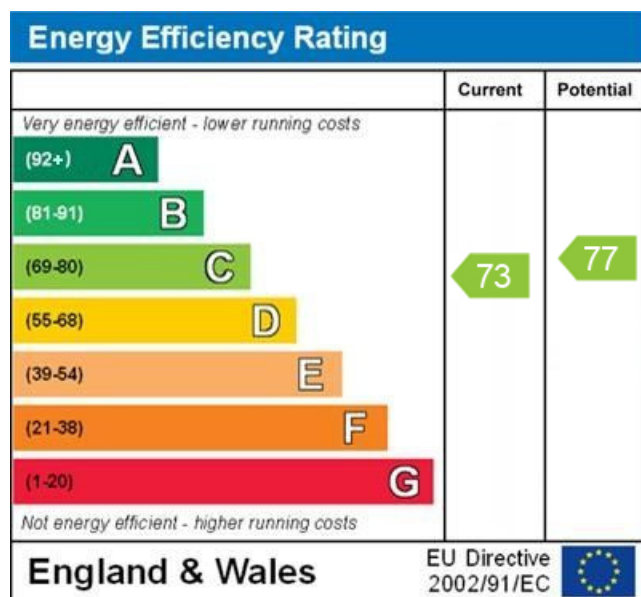








INFORMATION



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On The Doorstep

The property sits mid-way between the villages of Rickinghall and Botesdale and benefits from a well-connected rural community with an impressive range of local amenities including two popular pub/restaurants, takeaway options, a Co-op Local supermarket, St Botolph's Primary School, a health centre, sports facilities, and play areas. Rickinghall also lies within the catchment area for the highly regarded Hartismere High School, consistently rated among Suffolk's best-performing secondary schools.

How Far Is It To...

Just six miles away, the market town of Diss offers a wider range of shops, supermarkets, leisure, and professional services, along with a mainline railway station with regular direct services to London Liverpool Street and Norwich, making commuting easy. The historic town of Bury St Edmunds is approximately 15 miles to the west, featuring extensive national brand shopping, the picturesque Abbey Gardens, craft and farmers markets, cultural attractions, eateries and two theatres. The property also offers convenient road access to the A14, linking to Cambridge, the M11, and routes towards London and the Midlands.

Directions

From Diss head west on the A143 towards Bury St Edmunds. Take a right onto the Bury Road towards Botesdale and take the road through the village and St Georges Drive is on your left as you go up the hill past the pubs. The property is 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... What 3 Words Location [///shot.lives.topics](https://shot.lives.topics)

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.
Mid Suffolk District Council – Band G– Freehold

Agents Note

Please note this home has a shared maintenance cost currently of approximately £750.00 per annum and two beech trees on the property have TPOs.

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TOTAL FLOOR AREA 2934 sq.ft. (272.6 sq.m)(approx.)

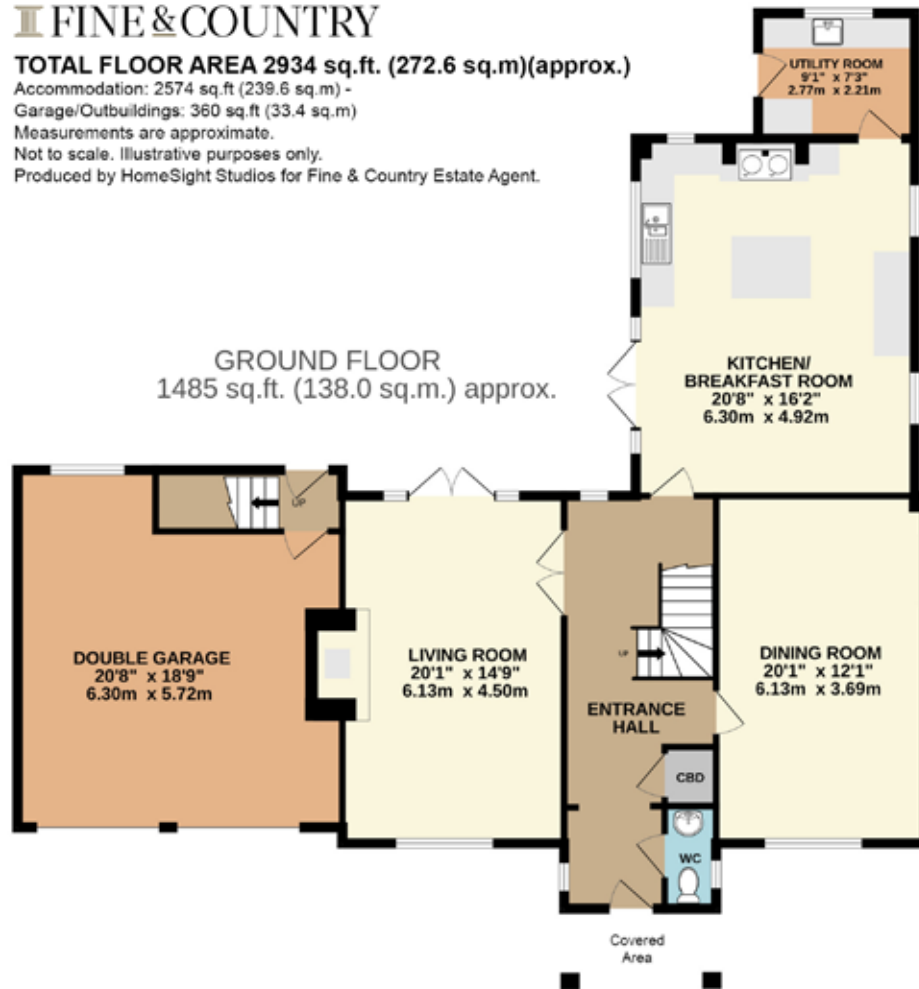
Accommodation: 2574 sq.ft (239.6 sq.m) -

Garage/Outbuildings: 360 sq.ft (33.4 sq.m)

Measurements are approximate.

Not to scale. Illustrative purposes only.

Produced by HomeSight Studios 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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