



Poplar Farm, Hoxne Road, Denham - IP21 5DN



Poplar Farm, Hoxne Road

Denham, Eye

Introducing this EXCLUSIVE PARK HOME DEVELOPMENT, NEWLY DEVELOPED comprising of just FIVE PITCHES, offering a rare opportunity for those seeking a peaceful retreat in an EXCELLENT RURAL LOCATION. Buyers can choose from FOUR STUNNING WILLERBY PARK HOME LODGE MODELS with details attached to the listing, each thoughtfully designed for comfort and style, with spacious OPEN PLAN LIVING AREAS, MODERN FITTED KITCHENS (complete with integrated appliances), and TWO WELL-PROPORTIONED BEDROOMS. The interiors are LIGHT AND AIRY, with generous windows framing picturesque views, while CONTEMPORARY BATHROOM SUITES and HIGH-QUALITY FINISHES throughout create a welcoming and luxurious feel. Each plot comes FULLY LANDSCAPED and READY FOR OCCUPATION, with WATER AND ELECTRICITY CONNECTED for immediate convenience. The site is restricted to HOLIDAY HOME OWNERSHIP ONLY with 11 MONTH USAGE and NO COUNCIL TAX TO PAY, making this an ideal choice for those seeking a low-maintenance getaway or a versatile second home. The small, friendly community atmosphere ensures privacy and exclusivity, while the NICELY PRESENTED GROUNDS and thoughtful site layout provide a sense of space and tranquillity alongside DEDICTAED PARKING and GARDEN SPACES. The location is excellent being set within a small and rural village location.



Council Tax band: D

Tenure: Leasehold

- Newly Developed Park Home Plots
- Small Park Home Site Of Just Five Dwellings
- Choice Four Stunning Willerby Park Home Lodges
- Holiday Home, 11 Month Usage With No Council Tax To Pay
- Plots With Water and Electricity Connected
- Fully Landscaped & Ready For Occupation
- Nicely Presented Grounds & Landscaping With Parking & Gardens For Each Plot
- Excellent Rural Location

Located in the Parish of the picturesque and idyllic Suffolk village of Denham on the edge of Hoxne, there is plenty of history to learn about these beautiful villages. With splendid architecture and easy access to some lovely walks, Hoxne also benefits from a thriving primary school, sport facilities, and a community centre, offering a perfect lifestyle balance. Within the nearby village of Horham (2 miles) you will also find a local shop and post office. The nearby towns of Diss and Eye have further facilities which include supermarkets, bus services and from Diss, a mainline rail line to London Liverpool Street.



SETTING THE SCENE

Approached via Hoxne Road on the edge of the small village of Denham, there is a newly landscaped approach from the roadside into the small development with each plot 1-5 clearly defined with their own dedicated parking adjacent to the pitch.

FIND US

Postcode : IP21 5DN

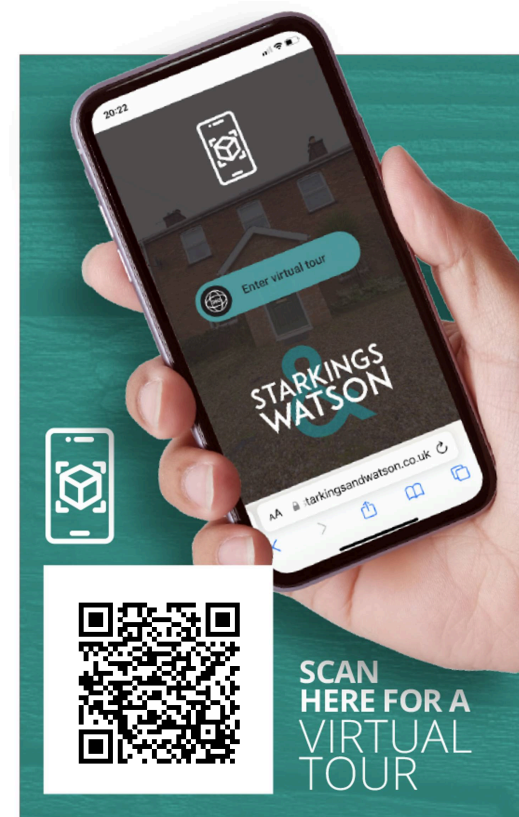
What3Words : ///dentures.laugh.ties

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the site is a Holiday home usage only with an 11 month occupancy. An alternative main residence is required. There is no council tax to pay although there is site charge/ pitch fee of £3500 PA which includes site maintenance. Buyers have the choice of four different models of brand new park homes from the Willerby range ONLY with details attached to the listing. A 50% deposit would be required upon agreed sale in order to secure and order the park home.







THE GREAT OUTDOORS

Each pitch comes with its own small garden area private to the pitch and recently landscaped. There is also dedicated parking off road for each pitch also.





Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.