



# HOME FARM

EYE ROAD, HOXNE, IP21 5BA





A charming and superbly presented attached farmhouse in a highly sought-after location. The property has been recently redecorated throughout by the current vendors and has an abundance of character.

The property is a characterful and charming attached former farmhouse set in approximately a third of an acre along a meandering country lane on the edge of the highly sought-after village of Hoxne. The property has been lovingly updated over the last 20 years by the current vendors and redecorated throughout, both internally and externally. It is now presented in excellent order.

The front door opens to an entrance porch leading to the entrance hall with stairs to the first floor. There is a double aspect sitting room with French doors to the garden, woodburning stove and a feature exposed brick wall. At the heart of the ground floor is the double aspect kitchen/breakfast room. It is fitted with a comprehensive range of painted farmhouse style wall and base units plus has a useful pantry. There is the benefit of a separate utility room with access to the rear garden and off which is a cloakroom. Off the kitchen is a further reception room which was originally a formal dining room but the vendors currently use it as a second sitting room.

It also has woodburning stove.

On the first floor is an impressive double aspect principal bedroom with 'Jack and Jill' ensuite shower room. There are two further double bedrooms, each with charm and period features. There is a spacious family bathroom with freestanding rolltop bath.

The property is approached from the land via a driveway providing parking for several cars, plus an attached garage, which offers development potential. The front garden is laid largely to lawn and interspersed with mature trees and shrubs. The rear garden is a delight and laid largely to lawn. There is a paved patio for alfresco dining. The garden is planted with an array of shrubs and flowers. The house has a delightful outlook over the adjacent countryside.

#### SERVICES

Oil fired central heating. Mains water and electric are connected with drainage via private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)











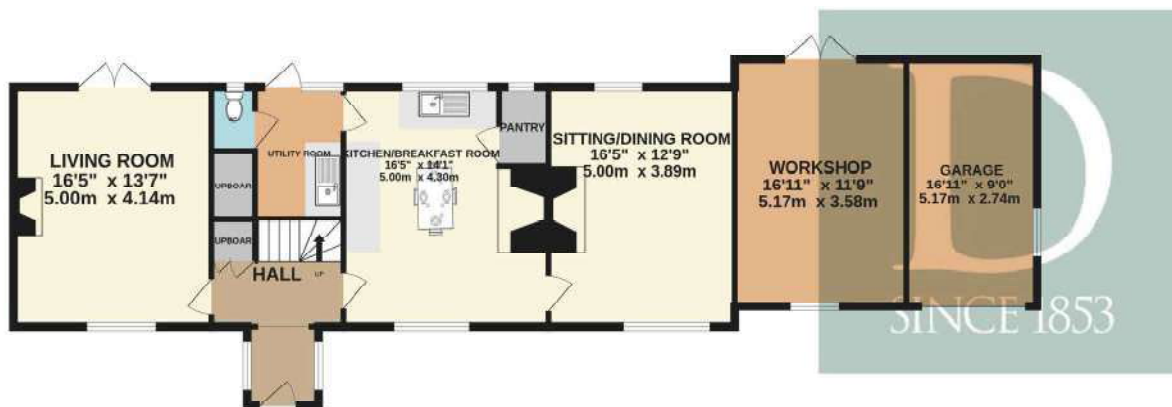






## FLOOR PLAN

GROUND FLOOR  
1149 sq.ft. (106.7 sq.m.) approx.



1ST FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



## LOCATION

Hoxne is a quaint village just 3 miles from Eye, which has health care facilities, butchers, local bakery, two Co-op's and is within the catchment area for Hartismere High School. Harleston (5 miles) offers a larger range of services including schools and shops. Diss lies 7 miles away and offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station into London (Liverpool Street).

TOTAL FLOOR AREA : 1925 sq.ft. (178.9 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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## LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band D

## ENERGY PERFORMANCE

E Rating

## VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

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