



Oak House  
Redgrave | Diss | Suffolk | IP22 1RR

# BLISSFULLY REMOTE – PERFECTLY CONNECTED



Set discreetly along a private access road, this beautifully presented, 4-bedroom, detached Pottton house offers generous, flexible living space surrounded by mature gardens and open countryside beyond. On the edge of a vibrant village and with commuter rail and road links easily accessible, the location is perfect.







# KEY FEATURES

- Wonderful Detached Pottton House
- Great Village Location
- Located off a Private Road
- Lovely Sitting Room
- Excellent Fitted Kitchen with Adjacent Light & Airy Living Room
- Three Comfortable Bedrooms
- Bathroom and Shower Room
- Off Road Parking
- Generous Gardens
- Viewing Advised

Constructed in 1992 with Pottton's renowned timber-frame design, the home blends character, comfort, and practicality in a sought-after Mid Suffolk village location. The current owners were drawn to the home by its location, the views, the friendly community, and the seclusion enjoyed there. During their time here, they have renovated the house fully, including converting the garage, moving walls to open out the kitchen, dining and living space and installing big windows upstairs to offer views of horses in the fields beyond the grounds.

## Step Inside

Entering via a substantial entrance hall you find a ground floor cloak room straight ahead. The property has been thoughtfully enhanced by converting the former garage, to the right of the hallway, into a spacious second reception room complete with fireplace and wood burner, an ideal spot for cosy quiet evenings, relaxed gatherings and allows flexibility for use for formal dining, or perhaps a home gym, playroom or music/media room. The main living space is a light-filled family room seamlessly incorporating kitchen, dining, and seating areas – the true heart of the home. The fitted kitchen is both practical and welcoming, positioned to enjoy views across the garden and has double fan ovens and plenty of workspace along with a breakfast bar, perfect for morning coffee and an informal meal. Just off the kitchen is the utility room which brings much needed practicality to a country home. The kitchen flows naturally into the dining area where there is space for a large table – allowing the family to chat whilst dinner is prepared or linger over an after-supper coffee. The dual aspect living room zone has doors to the gardens and huge windows making this a light, airy space for the family to gather. The conservatory set at the southerly aspect of the home, is a wonderfully warm spot to enjoy a morning cuppa. If the sun is out, it is in this home, first in the sitting room, moving round to the conservatory and then to the west facing kitchen and living area; even in winter the home invites every piece of light available.







# KEY FEATURES

## An Idyllic Retreat

The favourite “room” in the home is the garden – and the current owners enjoy it in so many ways - whether entertaining friends with barbecues on the south west facing terrace just outside the kitchen, indulging in sunbathing in the private gardens, enjoying a peaceful five minutes on the sheltered bench beneath mature trees or embracing the secluded pergola at the far end of the garden, perfectly positioned to catch the last of the evening sun and beautiful sunsets. The trellis archway complete with evergreen planting, provides a pretty view and a splash of colour in Spring. The bird song here is prolific, with woodpeckers, blue tits and a wide variety of birdlife visiting the garden.

## Exploring Upstairs

Upstairs, the home offers comfortable bedrooms and well-appointed bathrooms. Three generously sized bedrooms, all well-proportioned and tastefully arranged are complimented by a small study/home office, equally suitable as a nursery, child’s bedroom, or hobby room. A large family bathroom features both bath and separate shower whilst bedroom two benefits from an ensuite shower room. The bedroom at the back of the home has had a large window installed offering peaceful field views, whilst the principal bedroom is a wonderfully spacious setting with built in wardrobes offering an abundance of storage and access to boarded out eaves’ storage.

## Step Outside

To the front, entering through traditional 5-bar wooden gates, a large driveway provides ample off-road parking offering space for family and friends to visit. The rear gardens are a particular highlight – generous, mature, and thoughtfully arranged, offering privacy and a strong connection to the surrounding landscape. Predominantly laid to lawn with established planting, you find multiple seating areas to enjoy the outside space, and the garden is completely enclosed and safe for children and pets to explore. For those fans of “The Good Life” a large greenhouse and useful outbuilding provide opportunity for growing your own veggies. The open farmland views beyond, enhance the sense of space and tranquillity of country life and the owners have enjoyed watching the huge variety of wildlife and the big Suffolk skies with stunning sunsets.























































# INFORMATION

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## On The Doorstep

Redgrave is a traditional Suffolk village with a vibrant, welcoming community. The local friendly, award winning, real ale Cross Keys pub hosts events on the village green including Morris dancing, village Christmas Carols, family barbecues, and live music whilst the village shop, chapel and church all add to village life here.

The surrounding villages of Rickinghall, Botesdale and Hinderclay between them offer takeaways, a hotel, Co-Op, and GP surgery. If getting away from it all is more your style, there are beautiful nature trails to explore within Redgrave and Lopham Fen.

## How Far Is It To...

The neighbouring village of Botesdale has an excellent primary school and there is a bus service from Redgrave to the renowned Hartismere High School. The bustling market town of Diss is a short drive away offering excellent facilities including supermarkets and independent shopping, pubs, restaurants along with rail links to London Liverpool St in 90 minutes and the cathedral city of Norwich in 17 minutes. For days out, Thetford Forest is a short drive away, along with the Suffolk Heritage coast.

## Directions

Proceed from the market town of Diss along the A1066 passing through Roydon and Bressingham. On entering the village of South Lopham turn left signposted Botesdale and follow the road into the village of Redgrave. Follow the road through the village past the village pub, pond and village shop and take a right hand turn onto The Green. This is an unmade road - follow lane after the sharp left-hand bend continue straight on and Oak House will be found on the right-hand side behind a five-bar gate.

## 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 [///twins.dabbled.whisker](https://twins.dabbled.whisker)

## Services, District Council and Tenure

Oil Central Heating

Mains Electricity, Water & Drainage

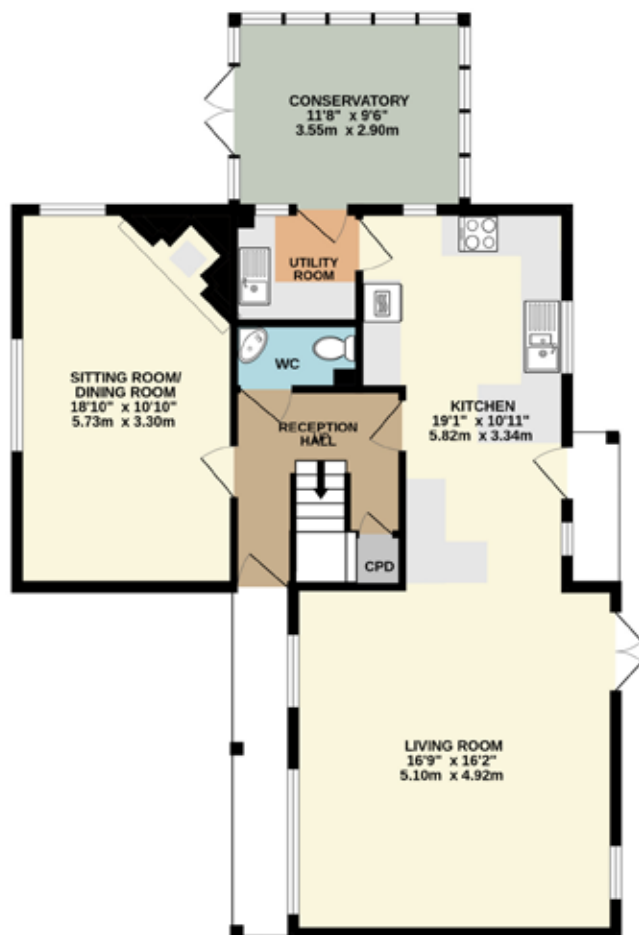
Broadband Available – fibre and cable to the property but please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker).

Mobile Phone Reception - varies depending on network provider. Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.

Mid Suffolk District Council – Band D – Freehold



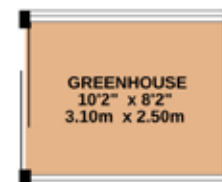
**GROUND FLOOR**  
899 sq.ft. (83.5 sq.m.) approx.



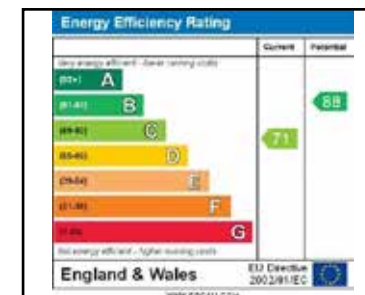
**TOTAL FLOOR AREA (approx.)**  
Accommodation: 1669 sq.ft (155 sq.m) - Outbuildings: 205 sq.ft (19.1 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced for Fine & Country Estate Agent.



**1ST FLOOR**  
770 sq.ft. (71.5 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.









# FINE & COUNTRY

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