

*A spacious, three bedroom cottage in a superb, stand alone position between Hoxne and Stradbroke, with grounds extending to 6.5 acres.*

Guide Price  
£450,000 Freehold  
Ref: P7685/C

Depper Dip  
Depper Dip Lane  
Hoxne  
Eye  
Suffolk  
IP21 5BS



Sitting room, dining room, drawing room, study, kitchen, pantry, utility room, boiler room and downstairs cloakroom.

Three first floor bedrooms and bathroom.

Off road parking and basic garage.

In all, the grounds extend to 6.5 acres.

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## Location

Depper Dip is situated on a small lane, Depper Dip Lane which is 1 mile from Hoxne. Hoxne's primary school is less than a mile. Hoxne is a pretty, historically important village in north Suffolk with an active local community. The village has a medieval church, and public house, The Swan. Within the local area are a number of attractive villages and market towns. Fressingfield is about 4.5 miles and is home to the highly regarded Fox and Goose restaurant. Laxfield is just over 8 miles and has two pubs and a small Co-op supermarket. The historic market town of Eye is just over 4 miles. Harleston is 5.5 miles and Framlingham about 13 miles. Diss, which has rail links to London's Liverpool Street Station is just over 6 miles. The county town of Ipswich is approximately 25 miles and Norwich, is equidistant and is one of the largest city's in East Anglia and has a wide selection of restaurants, bars, cafe's and a cathedral. Local amenities can be found at Stradbroke which has a gym, swimming pool and tennis courts. Diss Leisure Centre has a gym and swimming pool.

## Description

Depper Dip is a period cottage which is not listed and is believed to be of timber framed construction with rendered elevations under a tiled roof. Whilst it has modern conveniences such a UPVC double glazed windows and an oil-fired central heating system, it is anticipated an incoming purchaser will carry out a general renovation programme which may include replacing the kitchen and bathroom and remedying the damp. The house offers spacious accommodation laid out over two floors. A front door leads to a porch which in turn leads to a hallway. Off this is a dining room and drawing room. The dual aspect drawing room has views over the front and side garden. There are exposed timbers and a brick inglenook fireplace with wood burning stove. Off this is a dual aspect study with windows to the side and rear of the property. The dining room has a brick fireplace with wood burning stove, windows to the front of the property, stairs rising to the first floor landing with an understairs cupboard, and doors off to the kitchen and sitting room. The sitting room has two windows with lovely countryside views. The kitchen is fitted with high and low level wall units and there is a stainless steel sink with drainers. There is space for an electric oven with bottled gas connection. There is a window overlooking the rear of the property. Adjoining is a shelved pantry and also the utility room with space and plumbing for a washing machine and tumble dryer. This has a fitted cupboard, window and door to the exterior as well as doors to a boiler room which houses the oil-fired boiler, and also to the cloakroom with WC and handwash basin.

The first floor landing has dormer windows to the rear of the property, a built in storage cupboard and an airing cupboard with hot water tank. Doors lead off to the three bedrooms and bathroom. Bedroom one is a spacious double with windows to the front and rear, and a built-in wardrobe. The second bedroom can be used as a double and has a window to the front and a built in wardrobe. Adjacent to this is a bathroom comprising a handwash basin, WC, bath with shower attachment and window to the front. The third bedroom is a dual aspect double, with superb views.

## Outside

The property is approached from Depper Dip Lane via a 150 metre track which leads to parking. Adjacent to this is a prefabricated garage and a couple of garden sheds. To the rear of the house is a shingle patio area beyond which are trees and the river. To the front of the house, is a garden as well as mature trees and additional land which can be brought back into meadow use. In all, the grounds extend to 6.5 acres.















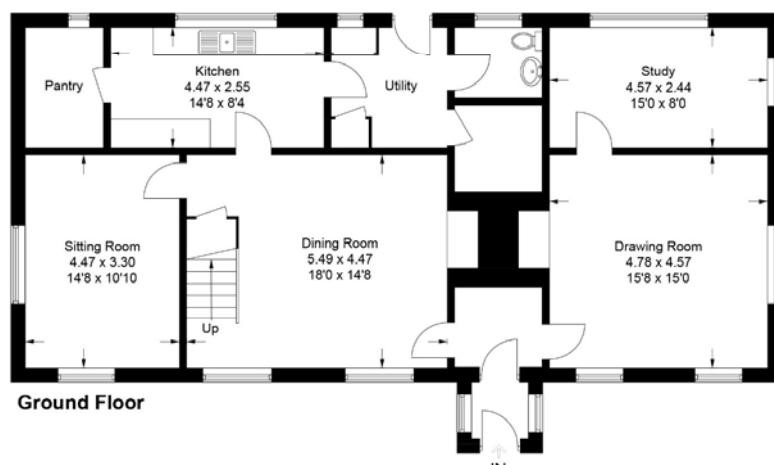
# Depper Dip, Hoxne



Approximate Gross Internal Area = 185.0 sq m / 1991 sq ft



First Floor



Ground Floor

For identification purposes only. Not to scale. Copyright fullaspect.co.uk  
Produced for Clarke and Simpson





*Viewing* Strictly by appointment with the agent.

### *Services*

Mains electricity.

Private drainage system (it is the agents opinion that whilst the current septic tank is likely to work in a satisfactory manner, it would not comply with the modern regulations and as part of the bigger refurbishment programme, an incoming buyer should budget to install a new sewage treatment plant. This has been taken into account within the guide price.)

Water (this is via a private pipe across the adjacent field which the new owner of Depper Dip will be responsible for, from the vendors farm with a sub-meter in place, charged annually. Whilst the arrangement can continue, interested parties may wish to investigate installing a bore hole with filtration plant so that they are self sufficient).

Oil-fired central heating (the tank is in basic order and is part of the greater refurbishment programme, and an incoming buyer should budget to install a new one).

Bottled gas for the hob.

*Broadband* To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = G (Copy available from the agents upon request)

*Council Tax* Band F; £2,655.93 payable per annum 2025/2026

*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

### **NOTES**

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. The house is not known to have flooded during the vendors tenure and is deemed to be at a low risk from flooding.

5. The property was let by the vendors for many years. General sorting/tidying has now been undertaken and it is anticipated that the property is now sold as seen. Any items left at the property upon completion will become the ownership/responsibility of the new owner.

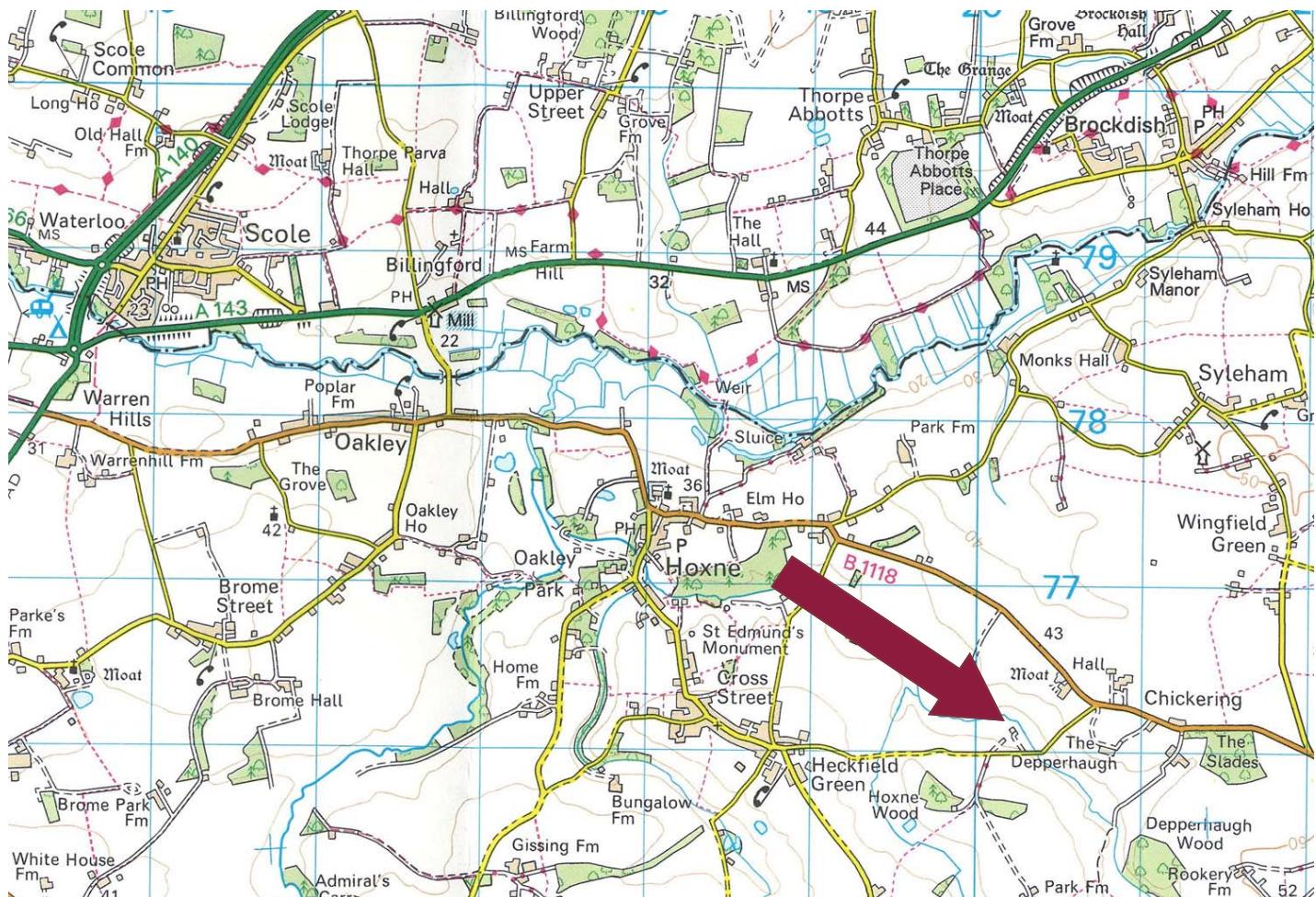
6. The neighbouring landowner has a right of way over the farm track in the southwestern corner of the Depper Dip plot.

*August 2025 (particulars updated 18th August 2025)*

## Directions

From Stradbroke head in a northerly direction towards Diss passing through Battlesea Green. Having passed the entrance on the left to Depperhaugh Care Home, take the next lane on the left which is Depper Dip Lane. Proceed to the bottom of the hill and pass over the bridge where the entrance to Depper Dip will be found on the right hand side.

What3Words location: ///purified.rival.cowboy



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