



White House

Hoxne, Eye, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A picture-perfect thatched cottage set within beautiful gardens, offering far-reaching open countryside.

White House is a charming Grade II listed thatched cottage benefitting from an abundance of period charm throughout, a Shepherd's Hut and delightful gardens and grounds extending to 2.25 acres, the whole enjoying far-reaching open countryside views in a secluded position to the edge of the village of Hoxne.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



VARIOUS OUTBUILDING



2.25 ACRES



FREEHOLD



RURAL



1,428 SQ FT



**GUIDE PRICE
£680,000**

The property

Believed to date from the late 16th Century/early 17th Century, White House is a charming, chocolate-box thatched cottage offering stylish and light accommodation arranged over two floors. With an abundance of period character throughout, including beautifully exposed beams, stone floors and feature fireplaces, the cottage sits within a generous plot creating an idyllic country retreat.

Configured to provide ideal space for modern family life and entertaining, the ground floor accommodation is accessed via an entrance porch into a welcoming reception hall with space for a study area and access to the downstairs bathroom. The double aspect sitting room with inglenook fireplace and wood-burning stove, offer views over the beautiful gardens that surround the property, offering a welcoming place to sit and relax. The well-proportioned kitchen/breakfast room, with beautifully exposed beams, is fitted with an AGA, butler sink and furnished with a number of freestanding dressers and cupboards and offers space for informal dining; an adjacent walk-in

pantry offers further storage. Subject to the necessary consents, a store located to the rear of the property offers potential for extending the ground floor accommodation.

Two staircases rise to the first floor where there are three well-presented bedrooms, all offering beautiful views over the gardens, and a further family bathroom.

Outside

Positioned in a wonderfully secluded and rural spot to the edge of the village of Hoxne, White House is approached via a large gravelled area providing ample space for several cars and offers a variety of outbuildings including a summerhouse, tool shed and a woodstore. Immediately surrounding the house, the cottage gardens are filled with interest and colour, and offer a secluded space in which to relax or dine al fresco. The remaining grounds offer potential for grazing, with a paddock to the west boundary, as well as an area garden mainly laid to lawn, found to the rear of the property.



Outside continued...

The whole is interspersed and bordered by an array of mature trees and hedging, creating an oasis around the house, with ample room for play.

Set back from the house and nestled in the rear garden, the Shepherd's Hut, which is connected to electricity, offers charming additional accommodation, potential for income or use as a home office if required.

Location

Reading Green is a hamlet on the outskirts of the popular and historic village of Hoxne, considered to be one of the prettiest villages along the Waveney Valley. The village has a shop, pub, school and village hall with further amenities available in Eye, some 5 miles away, which has the excellent Hartismere High School providing secondary education and Graded as Outstanding in its last Ofsted inspection. The market town of Diss lies 6 miles away and offers amenities including schools, health and sports facilities. Diss has direct rail services to London Liverpool Street station (approximately 1 hour and 20 minutes) The property lies outside the hamlet along with just three other properties and enjoys a rural location.

Distances

- Hoxne 3.1 miles
- Eye 4.7 miles
- Diss 8.9 miles
- Ipswich 25.4 miles

Nearby Stations

- Diss - mainline
- Ipswich - mainline

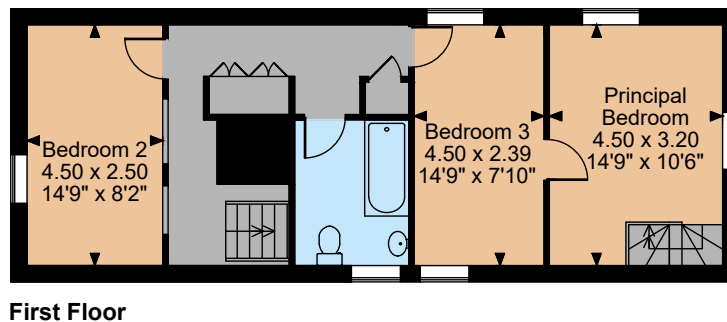
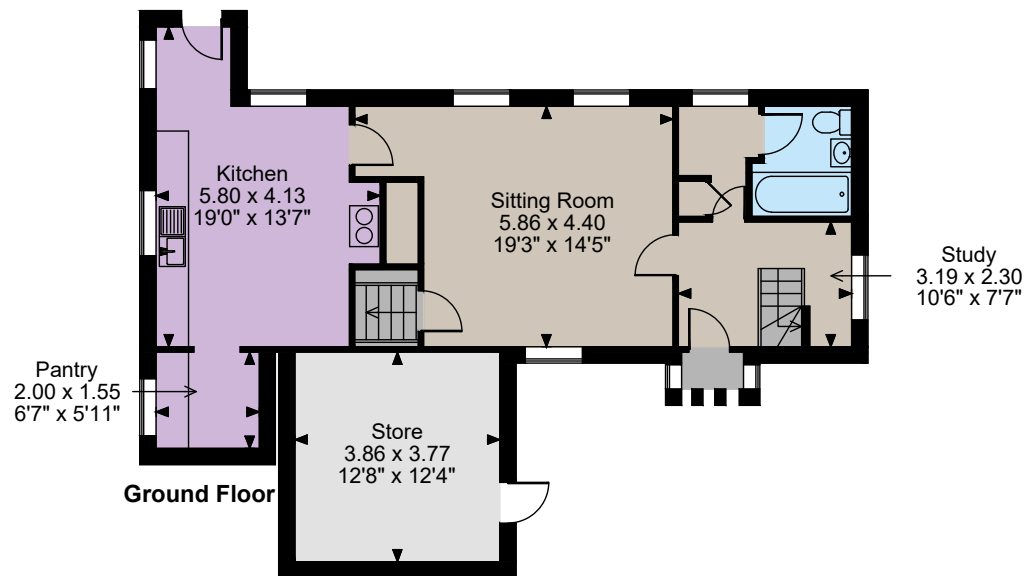
Key Locations

- Bressingham Steam Museum
- Eye Market town
- River Waveney Angles Way walk

Nearby Schools

- Hartismere High School
- Hoxne St. Edmunds Primary School





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 1,428 sq ft (133 sq m)
For identification purposes only.

Directions

IP21 5DJ

what3words: ///many.hubcaps.neat

General

Local Authority: Mid Suffolk District Council

Services: Oil fired central heating. Mains water and electricity are connected to the property. We understand that the private drainage at this property does comply with the relevant regulations.

Mobile and Broadband checker: Super fast broadband. Further information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: F

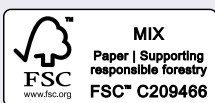
Suffolk

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