

Dovermoor, Eye,  
Suffolk



Strutt  
& Parker

Land and property. Since 1885.



5,617 sq ft (521.8 sq m) | Freehold  
Stunning family home | Swimming pool  
Tennis court | Paddocks | Rural setting

**Guide price £1,500,000**

**A beautifully presented period family home with outbuildings, swimming pool and tennis court.**

Set within 6.4 acres of tranquil gardens and grounds, Dovermoor is a stunning family home, offering light-filled accommodation throughout arranged over three floors with a wealth of period features including beautifully exposed beams, studwork and original fireplaces.

Surprisingly not listed, the property is configured to provide the ideal space for family living and entertaining. A welcoming entrance hall leads through to three well-proportioned reception rooms including a triple aspect, panelled drawing room, a dining room overlooking the gardens and a snug with a Villager wood burning stove and French doors opening to the terrace. The kitchen/breakfast room is fitted with bespoke cabinetry, granite work surfaces, an oil-fired Aga and Neff hob and two electric ovens. The oak-framed garden room is off the breakfast room offering wonderful views of the mature gardens beyond as well as access to the rear terrace. A utility, pantry and boot/boiler room adjoins the kitchen, with two ground floor cloakrooms.

The first floor is approached from the entrance hall and leads up to a galleried landing. The principal bedroom has an en suite bathroom and fitted wardrobes. There are a further four bedrooms, two of which have en suite shower rooms, and a separate family bathroom. The second floor is currently used as a large office with an additional room to the side. There is potential for further development on this floor subject to the necessary consents.

The drive culminates in a large gravelled parking area to the side of the house with access to a large garage and separate cart lodge. The front garden is mainly laid to lawn with a partial moat running along the boundary. The rear gardens are particularly beautiful with well-stocked herbaceous borders, wide expanses of lawn, a stunning range of well-established specimen trees and hedging, providing the property with a high degree of privacy and seclusion. A large natural stone paved terrace leads to the walled courtyard where the heated swimming pool is situated.



Behind this is the tennis court, garage and gym area. The large Suffolk barn - once used as stables - is accessed via double doors on either side and has the potential to be developed as ancillary accommodation to the main house subject to the necessary consents being obtained.

Behind the tennis court lies a substantial kitchen garden, beautiful greenhouse, kennel with run, and orchard and a small paddock. There is also an additional large paddock, fully-fenced/stock-proofed. Vehicular access to the paddock is gained via a private right of way along the eastern boundary.

**Location**

The charming, historic market town of Eye lies surrounded by rolling Suffolk countryside, midway between Ipswich and Norwich. The town has winding, narrow streets and historic buildings, lending the surroundings plenty of character. There are several shops and amenities in Eye, including a small supermarket, a post office, a library and a community hospital. The town also has Hartismere School, a secondary school rated outstanding by Ofsted. Four miles away, the town of Diss provides further amenities and larger supermarkets, while Ipswich, 20 miles to the south, provides an excellent selection of shops, amenities, restaurants, cafés and leisure facilities. There are several A-roads connecting Eye to the surrounding towns and cities, including the A14, 14.6 miles away.

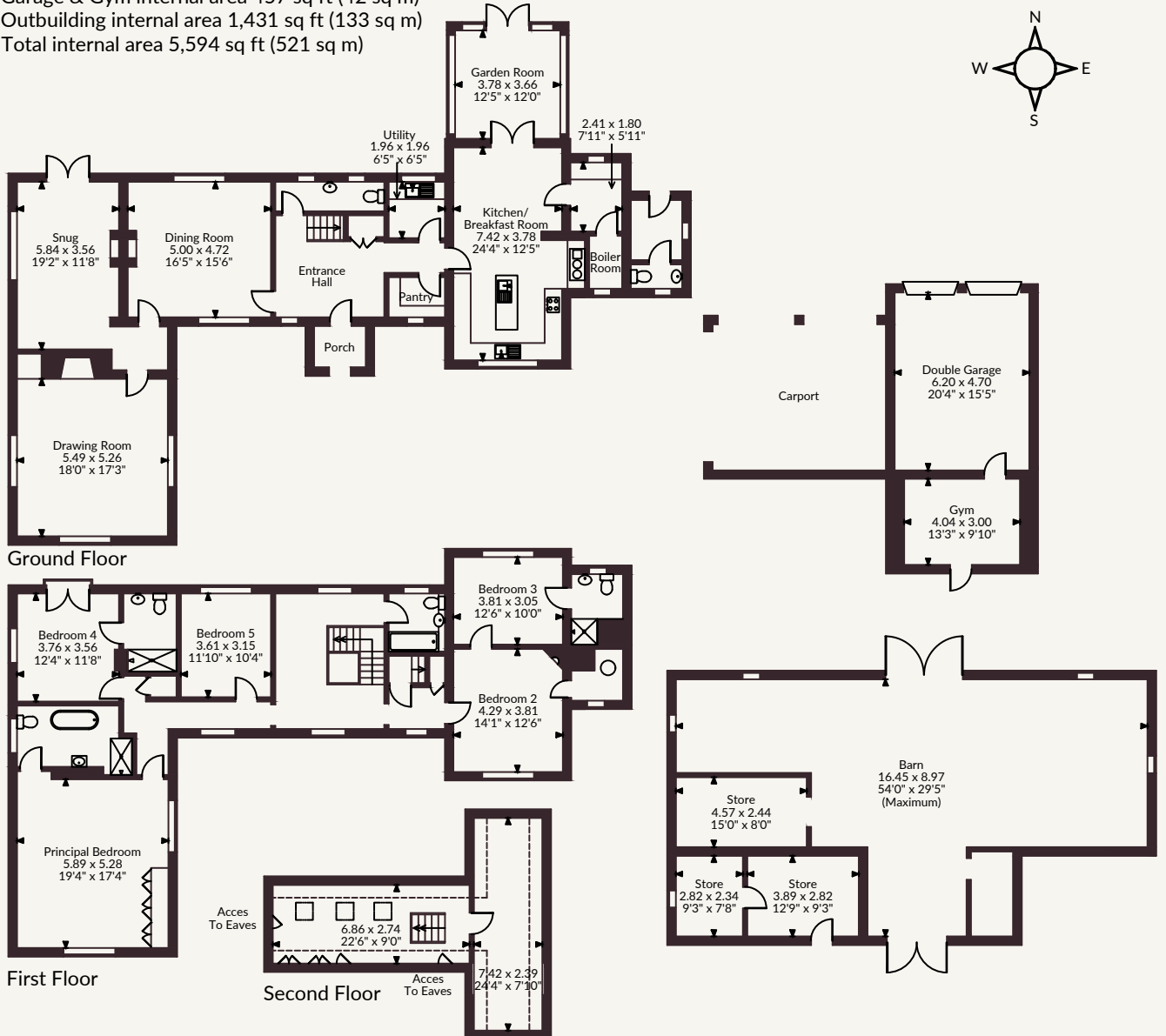
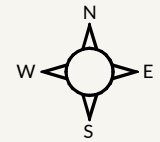
Postcode region: IP23

**General**

Local Authority: Mid Suffolk District Council  
 Services: Water and electricity mains are connected. Oil-fired central heating. Private drainage which we understand does comply with regulations. Solar panels to barn roof. Pool heated by solar panels and air source heat pump.  
 Council Tax: Band G  
 EPC Rating: F  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
 Agent's note: An additional large paddock of c.3.5 acres is available by separate negotiation. Further information is available upon request.



Dovermoor The Street, Southolt, Suffolk  
 Main House internal area 3,706 sq ft (346 sq m)  
 Garage & Gym internal area 457 sq ft (42 sq m)  
 Outbuilding internal area 1,431 sq ft (133 sq m)  
 Total internal area 5,594 sq ft (521 sq m)



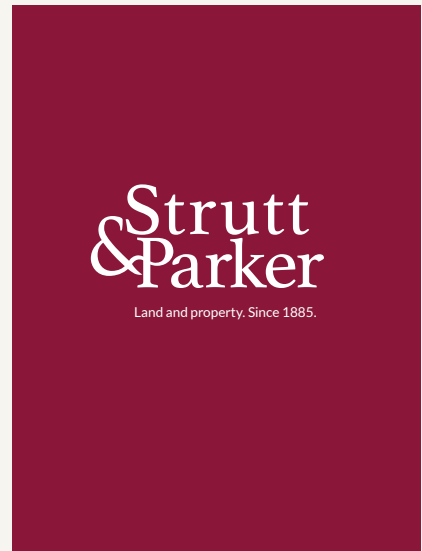
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## Strutt & Parker Suffolk

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