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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 05th August 2024



CHURCH HILL, HOXNE, EYE, IP21

Whittley Parish | Diss

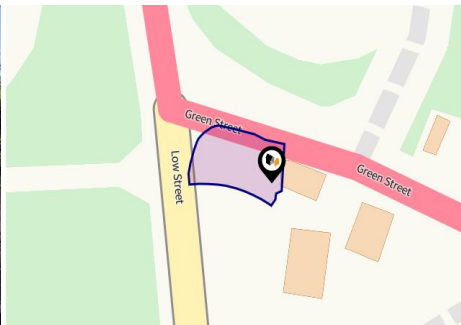
4-6 Market Hill Diss IP22 4JZ

01379640808

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<https://www.whittleyparish.com/>





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	0.08 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,581		
Title Number:	SK353902		

Local Area

Local Authority:	Suffolk
Conservation Area:	Hoxne
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	53 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Church Hill, Hoxne, IP21

Energy rating

E

Valid until 29.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Property

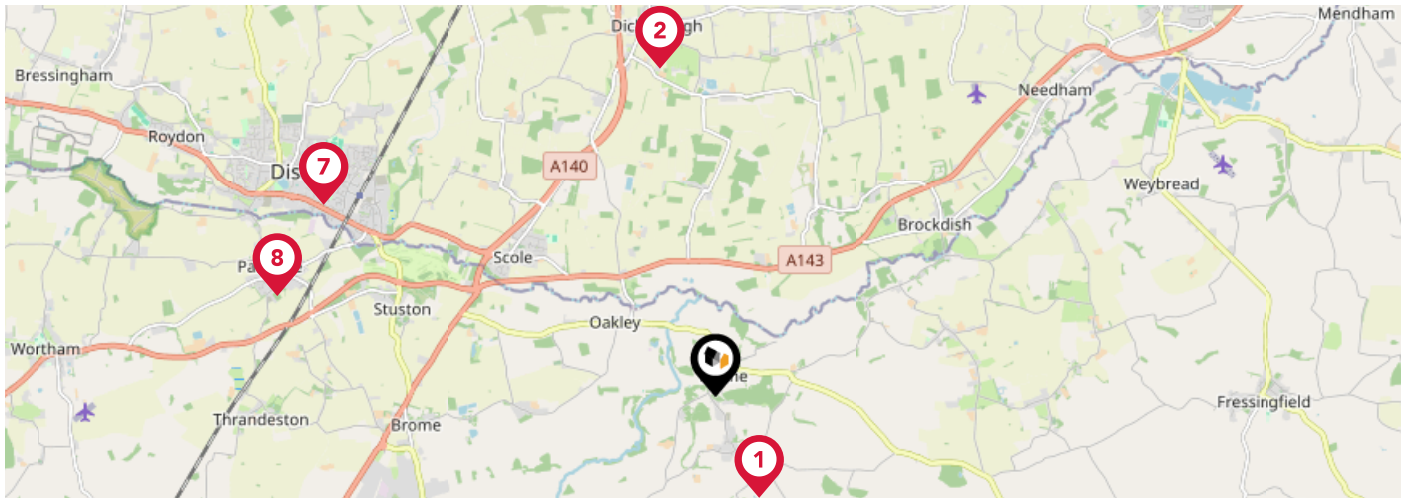
EPC - Additional Data



Additional EPC Data

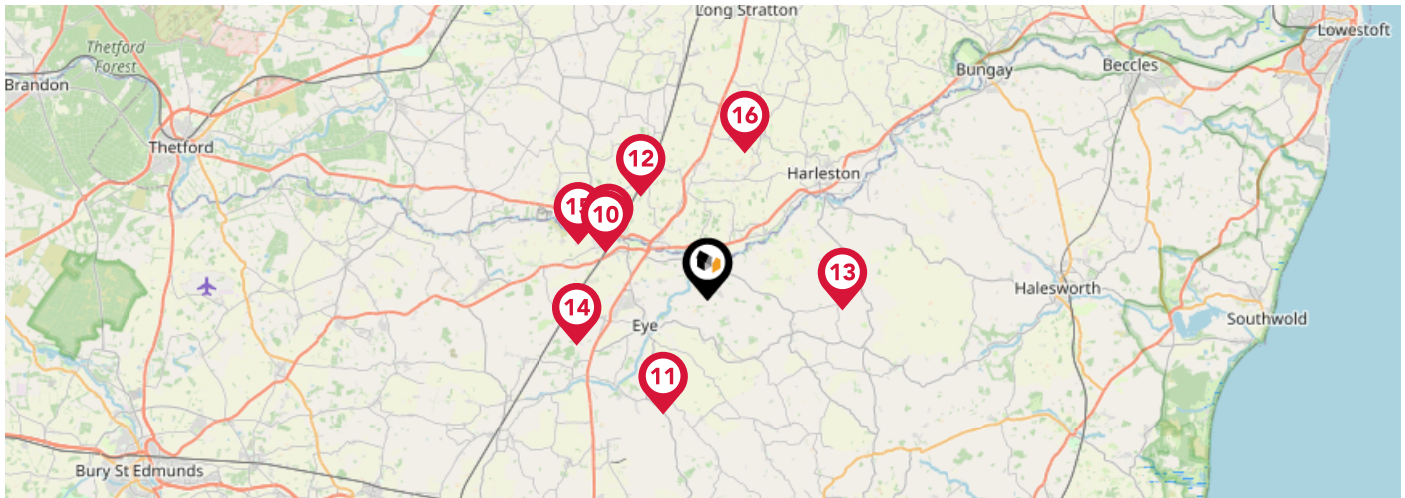
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Bulk wood pellets
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, wood pellets
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	98 m ²

Area Schools



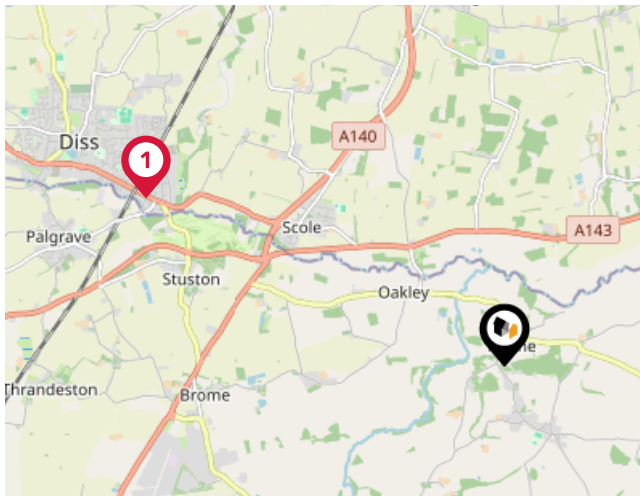
		Nursery	Primary	Secondary	College	Private
1	St Edmund's Primary School Ofsted Rating: Good Pupils: 84 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 184 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 186 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hartismere School Ofsted Rating: Outstanding Pupils: 991 Distance:3.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stradbroke High School Ofsted Rating: Good Pupils: 319 Distance:3.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 164 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



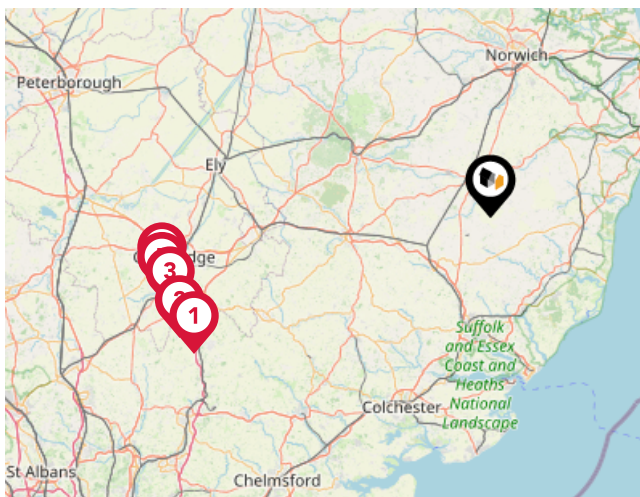
		Nursery	Primary	Secondary	College	Private
	Diss High School Ofsted Rating: Good Pupils: 931 Distance:4.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 209 Distance:4.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Occold Primary School Ofsted Rating: Good Pupils: 67 Distance:4.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:4.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 136 Distance:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 171 Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roydon Primary School Ofsted Rating: Requires improvement Pupils: 265 Distance:5.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 131 Distance:5.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



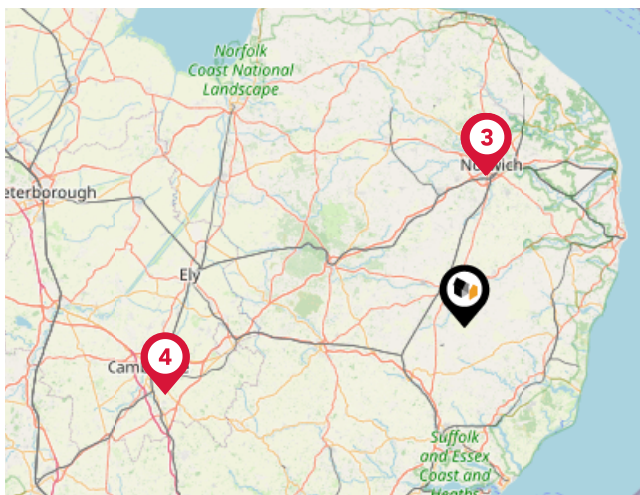
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	3.59 miles
2	Spooner Row Rail Station	13.57 miles
3	Attleborough Rail Station	13.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	47.36 miles
2	M11 J10	48.29 miles
3	M11 J11	48.29 miles
4	M11 J13	48.47 miles
5	M11 J12	48.95 miles

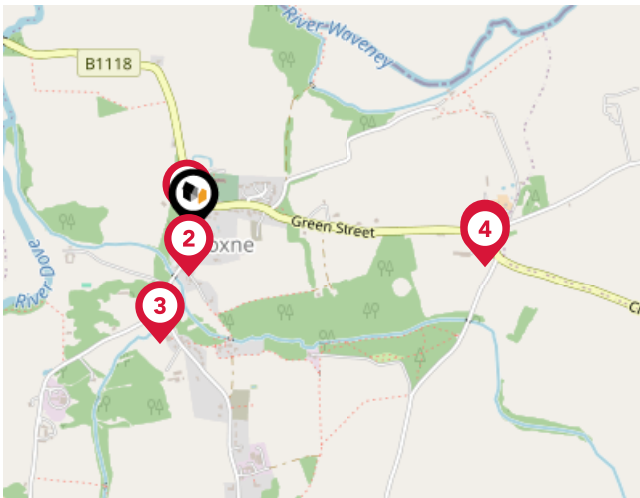


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	22.23 miles
2	International Airport	22.23 miles
3	Airport Passenger Terminal	22.26 miles
4	Cambridge Airport	44.54 miles

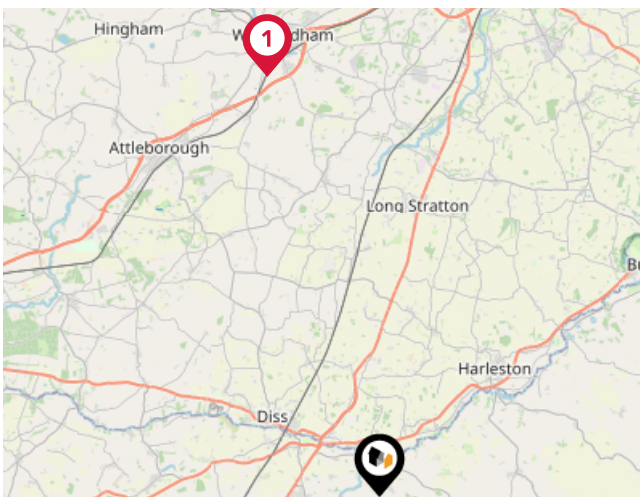
Area

Transport (Local)



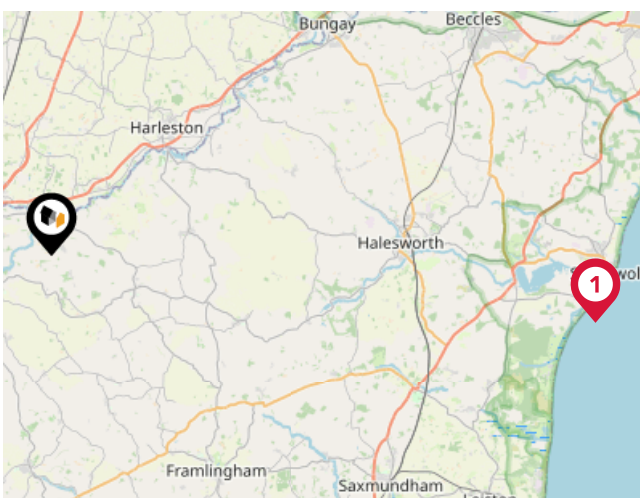
Bus Stops/Stations

Pin	Name	Distance
1	Low Street	0.03 miles
2	Post Office	0.1 miles
3	Goldbrook Bridge	0.26 miles
4	Syleham Road	0.66 miles
5	Lower Oakley	0.66 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	15.66 miles



Ferry Terminals

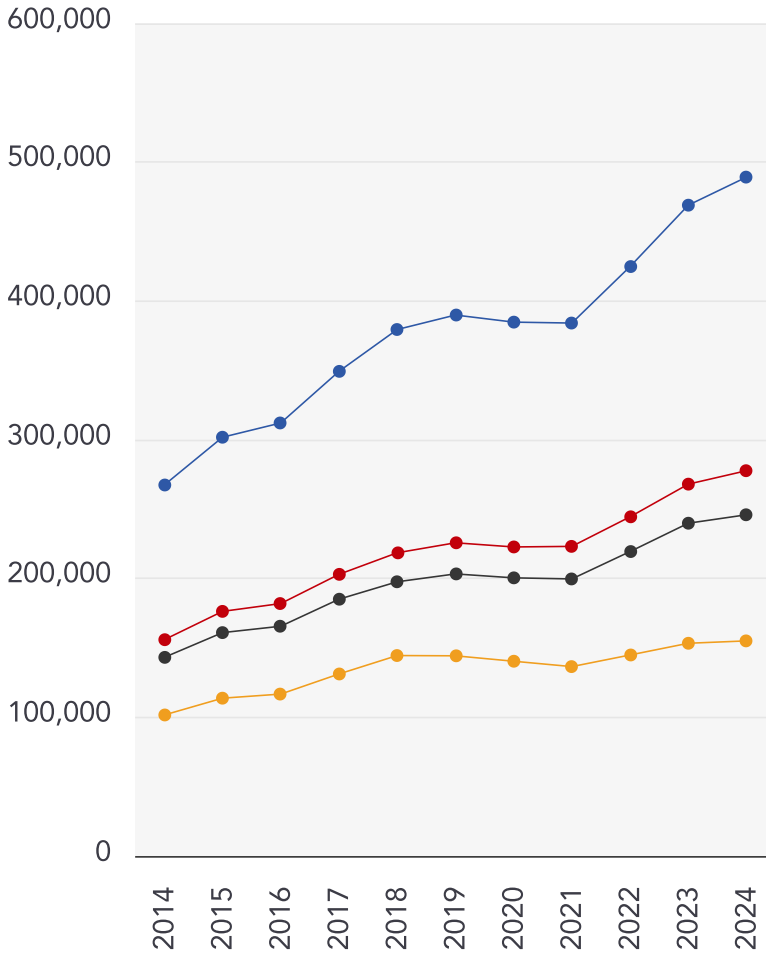
Pin	Name	Distance
1	Walberswick Ferry Landing	19.9 miles
2	Southwold Ferry Landing	19.9 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP21



Detached

+82.97%

Semi-Detached

+78.11%

Terraced

+71.77%

Flat

+52.51%



Whittley Parish | Diss

At Whittley Parish, we strive to offer the best experience for all of our valued clients. We employ an experienced team and support our people with the best processes, cutting edge technology, marketing and training. We continue to improve and learn from feedback to strive to be the best at what we do and achieve.

Our proactive approach combined with advertising across four major property portals (Rightmove, Zoopla, onthemarket.com and Primelocation) as well as on social media platforms; coupled with our large database of registered applicants allows us to promote our properties to the widest target market.

With family roots still at the heart of all operations, Alex Parish ensures the original ethos and vision continues to run throughout the company's core, never comprising the personal service its reputation has been built upon.



Testimonial 1



It was a pleasure doing business with the Attleborough branch. Kept to every promise made and acted really fast. Made a stressful time far less stressful.

Testimonial 2



We asked Whittley Parish Diss to carry out a house valuation for us. Alex Parish came to do the job - he was kind, considerate and professional. The process was thorough but yet quick and easy for us. We couldn't ask for more - many thanks.

Testimonial 3



The whole team at Whittley Parish were first class from first introduction to final sale. With lots of estate agents in the Long Stratton area, this is the only one you need to know. Excellent would highly recommend.



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Whittleby Parish | Diss

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Valuation Office
Agency



Royal Mail