

*A recently updated three bedroom bungalow, on a site of nearly half an acre, in a rural location close to the pretty village of Thornham Parva.*

Guide Price  
£465,000 Freehold  
Ref: P7418/J

Twin Oaks  
Bull Road  
Thornham Parva  
Eye Suffolk  
IP23 8ES



Entrance porch, sitting room with woodburning stove and well fitted kitchen.

Three bedrooms and shower room.

Gravel driveway with parking area.

Outbuildings.

Gardens and grounds of approximately 0.47 acres (0.19 ha).

Contact Us



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## Location

Twin Oaks will be found in a rural location on the outskirts of Thornham Parva, a small village adjoining Thornham Magna. The latter benefits from The Four Horseshoes pub, as well as the Thornham Walks visitor attraction with 12 miles of dedicated trails. Twin Oaks is also close to Yaxley, which benefits from the fine dining pub, L'Auberge. The property is about 3½ miles from the market town of Eye with a good selection of services including two Co-op supermarkets, a medical centre, library, numerous individual shops and cafes and the well regarded Hartismere High School. There are primary schools at Thorndon, Mellis, Gislingham and Eye.

The local towns of Diss (7 miles) and Stowmarket (12 miles) both have excellent shopping facilities and mainline stations to London's Liverpool Street. The property has convenient access to the A140, the main road from Norwich to Ipswich.

## Description

Believed to date from 1966, Twin Oaks was built by Westholme of Ely and is of pre-fabricated concrete panel construction under a pitched tiled roof occupying a generous, mature plot of nearly half an acre.

The vendors acquired the property in October 2022 and in the intervening period have renovated and updated Twin Oaks with works including a new woodburning stove with back boiler serving the hot water and central heating system, rewiring the property and updating the kitchen and shower room - with the kitchen including an impressive dual fuel Rangemaster cooker. In addition, new UPVC windows were installed, and the exterior of the building rendered and painted. A new foul water treatment plant has also been installed, together with extensive works within the gardens and grounds including the improvement of the driveway and parking area and installation of patio areas at the rear.

Twin Oaks occupies a large plot of nearly half an acre, and facing in both south and westerly directions, the gardens enjoy the sun during the latter half of the day. The plot itself is very private and includes a wide variety of mature and established shrubs and trees, and a useful range of timber frame garages/storage buildings as well.

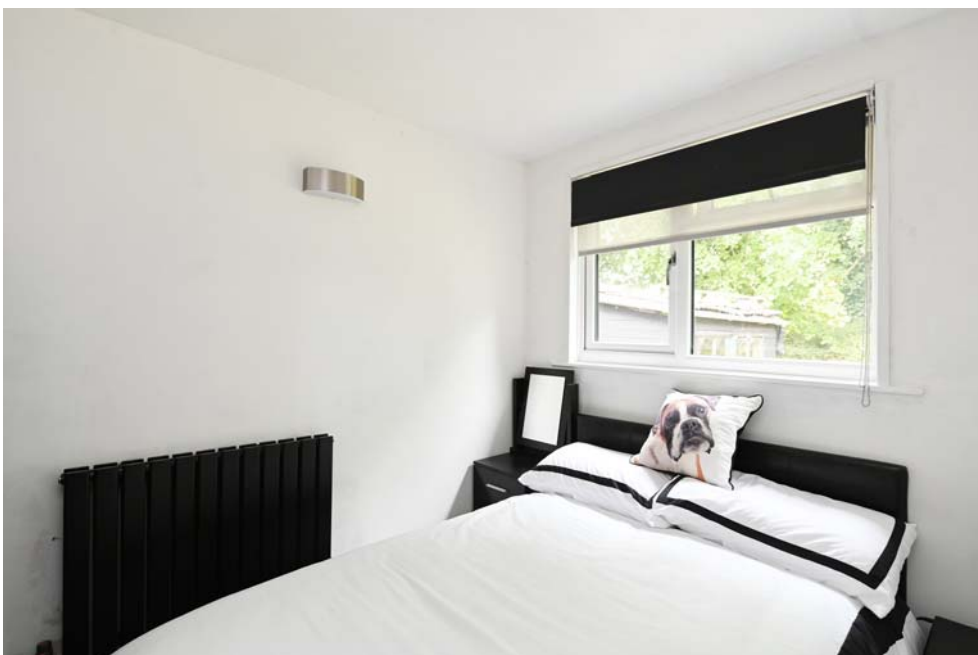
Prospective purchasers should note that overhead electricity pylons cross the western part of the garden.









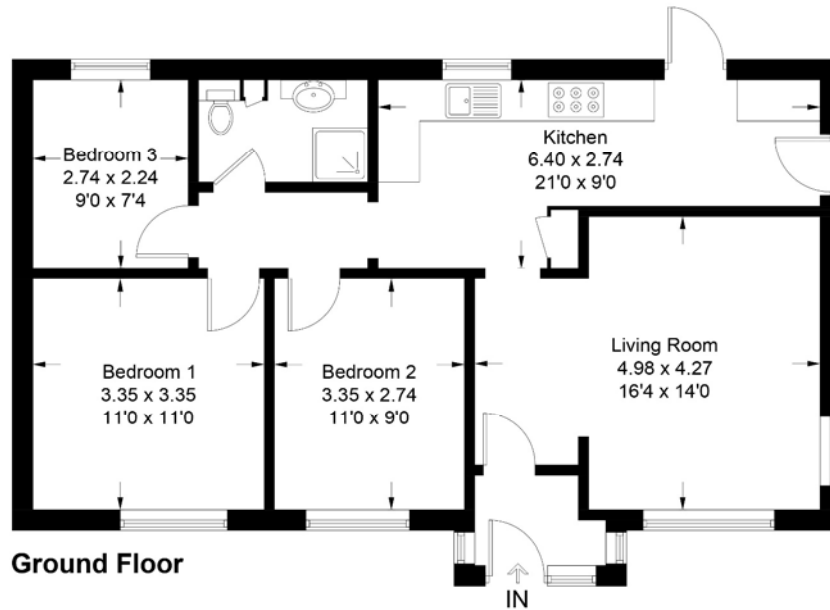






## Twin Oaks, Thornham Parva

Approximate Gross Internal Area = 73.2 sq m / 788 sq ft



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*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity and water. Private sewage treatment plant. Woodburning stove with back boiler providing the central heating and hot water.

*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 = F (27)

*Council Tax* Band C; £1,806.50 payable per annum 2024/2025

*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. Prospective purchasers should note that overhead electric pylons cross the western part of the garden of the property.

*September 2024*





## Directions

Proceeding north on the A140, turn left immediately before L'Auberge where signposted to Thornham Parva (1½). Continue along this road for approximately half a mile and the entrance to Twin Oaks will be found on the left hand side, just after the right hand bend.

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