

A charming, renovated three bedroom detached period cottage with garden to front located in the popular village of Hoxne, near Eye.

Guide Price
£399,500 Freehold
Ref: P7366/B

Rambler Cottage
Church Hill
Hoxne
Eye
Suffolk IP21 5AT



Entrance hall/boot room, sitting room, kitchen/dining room and workshop.

Three double bedrooms and family bathroom.

Pretty cottage gardens to front with summer house/outbuilding.

On-street parking.

No Onward Chain.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Rambler Cottage is located in the charming North Suffolk village of Hoxne, and within a very short walk from a superb dining pub, The Swan, and a general store/post office, both of which are approximately 300 metres from the property. Hoxne is of great archaeological and historical importance and is considered one of the prettiest villages in the area with an abundance of period cottages and houses with an attractive street scene. As well as the pub and shop, the village also benefits from St Edmund's Primary School, a village playingfield, which is home to a sports pavilion, bowls club and other sports clubs, and St Edmund's Hall, an attractive village hall which plays host to many clubs and organisations.

The historic market town of Eye is located just over 3 miles from the property with secondary schooling at Ofsted 'Outstanding' Hartismere High School. Eye provides a range of independent local shops, as well as two Co-ops and a newsagent. There are various eateries, including a chocolaterie and The Queen's Head public house. There are also two Chinese takeaways and a fish and chip shop. The town boasts a Motte and Bailey castle, an impressive church, a library, bakery, hairdresser, art studios, antique shops, fabric shop, pharmacy, delicatessen, butchers, handyman and medical centre as well as Hartismere Hospital. The well regarded Oaksmere Hotel which offers fine dining is also close by. There are further facilities in the larger market town of Diss, which is under 7 miles from the property. Diss has direct rail services to both Norwich (17 minutes) and London's Liverpool Street station (1 hour 40 minutes), and offers Tesco, Morrisons and Aldi supermarkets, as well as further schooling, restaurants, shops and services. The A140 lies to the west of Hoxne, just 4 miles from the property, and links to the country's dual carriageway network, as well as Norwich (approximately 23 miles) and Ipswich (24 miles).

Description

Rambler Cottage is a charming red brick and timber framed cottage with a pitch tiled roof which has been renovated and refurbished during the current vendors' tenure. The vendors have cleverly retained much of the original character internally and externally. The accommodation is exceptionally well presented and offers a good living space over two storeys with most of the rooms taking in the views of the garden to the front of the property. The entrance hall/boot room offers great storage space and is a very practical room with bench seating. This leads off to the workshop/boiler room. There is a further door to the dual aspect kitchen/dining room, with windows to front and rear. The kitchen has a modern and contemporary feel and is well appointed with a range of units, appliances and granite worktops. The sitting room, with large feature fireplace and woodburning stove. is also a dual aspect room and has a door that leads to a further hall with door to the garden and stairs to the first floor landing. From the landing there are doors off to three double bedrooms, two with exposed floorboards and chimney breasts, the other being carpeted, and also to the family bathroom with bath and shower over, WC, basin and ample storage.

Outside the property is approached from the highway via steps and through a gate with a pathway leading to a private terrace overlooking the gardens and to the front door. The garden itself is a beautiful cottage style garden, mainly laid to lawn but with well stocked flower and shrub borders and enclosed by hedging and panel fencing. It also has a lovely multi-functional timber summer house with open frontage. There is a further gate for access. The property benefits from biomass central heating to a wet system. Rambler Cottage would offer much enjoyment to an incoming purchaser and is available with no onward chain.





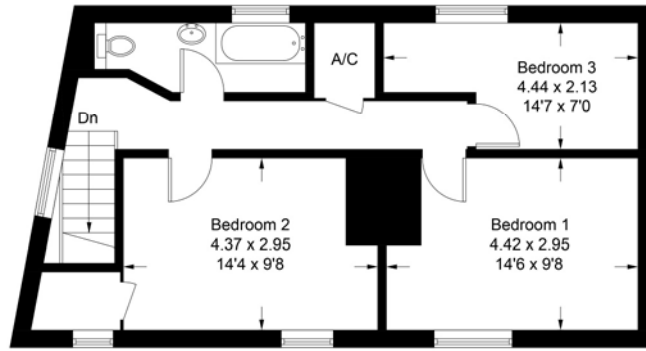




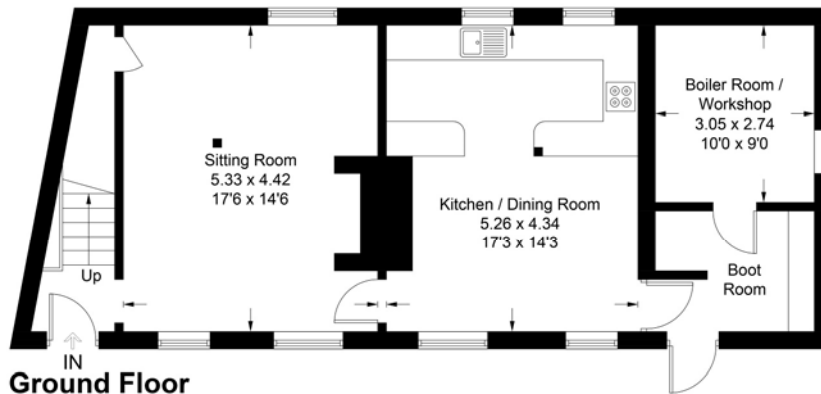


Rambler Cottage, Hoxne

Approximate Gross Internal Area = 122.2 sq m / 1315 sq ft



First Floor



Ground Floor

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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, electricity. Central heating via Biomass.

Broadband To check the broadband coverage available in the area go to –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area go to –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating E (copy available from the agents via email)

Council Tax Band; E £2,519.01 payable per annum 2024/2025

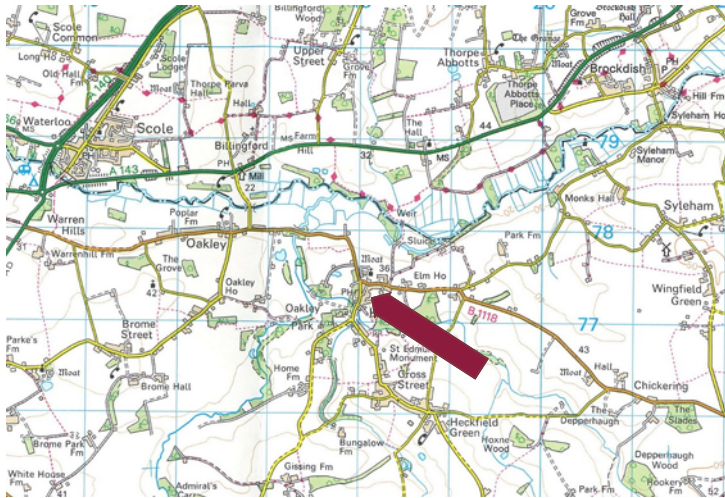
Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0300 1234000

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.

June 2024



Directions

From Framlingham proceed in a northerly direction on the B1116. At the T-junction in Dennington turn right and immediately left and continue on the B1116 into Stradbroke. At the church turn right and continue on the B1118. Proceed along this road and continue into Hoxne. The cottage is just past the church on the left hand side. Viewers should turn sharp left just after the cottage and park along the road behind the property. Access is via steps on Low Street.

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