

*A modern three-bedroom detached house located in a quiet cul-de-sac, just behind the church, in the village of Horham, just a short drive from the popular market town of Eye.*

Guide Price

£385,000 Freehold

Ref: P7322/B

4 Church Farm Close  
Horham

Eye

Suffolk

IP21 5EW



Entrance hall, dining room, kitchen, utility room, sitting room, conservatory and downstairs cloakroom.

Principal bedroom with en-suite bathroom.

Two further bedrooms and family shower room.

Attached single garage and off-road parking for several vehicles.

Private enclosed garden to rear with farmland views.

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## Location

4 Church Farm Close is located in a quiet cul-de-sac to the rear of St Mary's church in the village of Horham. This small village has the benefit of a post office with shop, and a community centre which hosts a social club and a variety of events. The Second World War museum dedicated to the 95th Bomb Group, the Red Feather Club, is located nearby in Denham and hosts a variety of open days and social events throughout the year.

The larger village of Stradbroke is just under 2 miles away and offers local shops and services, including a Spar convenience store that caters for all day-to-day needs, a bakery, butchers, medical centre, village hall, children's play areas, hairdressing salon, library/post office, Stradbroke Baptist Church, two public houses, Church of England VC Primary School and Stradbroke High School. The historical and imposing All Saints Church, with its 15th century tower, is located in the heart of the village and is visible for miles around. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, tennis club, bowls club and football clubs.

The delightful market town of Eye is only 5 miles away from the property and also offers a good selection of day-to-day shopping facilities, a medical centre, public house, restaurants, and further schooling including Hartismere High School and St Peter and St Paul CE Primary School. The town is well known for its motte and bailey castle, along with varied cultural activities throughout the year, including theatre productions, classical music concerts and an annual art exhibition. For commuters, the main railway station at Diss provides direct services to London's Liverpool Street station, Ipswich and Norwich. Located approximately 11 miles from the property, Diss also offers an eighteen hole golf course, tennis and squash clubs, an indoor swimming pool and gym, as well as Tesco, Morrisons and Aldi supermarkets.

## Description

4 Church Farm Close is a three-bed detached house with rendered and colour washed elevations under a pitched tiled roof. It was constructed in the early 2000s and has been in the current vendors' tenure since this time. The property has the benefit of a secluded and private garden to the rear, which overlooks farmland. It also has a single detached garage to the side and off-road parking for several vehicles. The house has well laid out accommodation over two storeys and comprises entrance hall, downstairs cloakroom, dining room that opens into the kitchen, utility room, large dual-aspect sitting room with a fireplace housing a wood burning stove, conservatory with French doors opening out to the garden, a large first floor principal bedroom with en-suite bathroom, two further double bedrooms and a family shower room. The property benefits from UPVC double-glazing, oil-fired central heating and an alarm system.

## The Accommodation

### *The House*

### Ground Floor

A partially glazed front door opens to the

### *Entrance Hallway*

Wall-mounted radiator and stairs that rise to first floor landing, with understairs storage cupboard. A door opens to the

### *Downstairs Cloakroom*

Window to rear with obscured glazing. Close-coupled WC and wall-hung basin with tiled splashback. Wall-mounted radiator.

A door from the entrance hall leads to the

*Sitting Room* 18'10 x 12'0 (5.74m x 3.66m)

A large dual-aspect room with window to front and sliding doors opening to the rear garden. Feature fireplace housing the recessed wood burning stove with a tiled hearth and surround, and oak mantel over. Wall-mounted radiator and lighting. An opening leads to the

*Conservatory* 18'0 x 11'0 (5.49m x 3.35m)

A large L-shaped room of UPVC construction on a brick plinth with a polycarbonate roof. French doors open to the garden. Wall-mounted lighting, wall-mounted radiator and central ceiling fan with light.



From the entrance hall, a further door leads to the

*Dining Room* 10'8 x 8'8 (3.25m x 2.64m)

Window to front, wall-mounted radiator and laminate flooring. Opening into the



***Kitchen*** 10'0 x 7'7 (3.05m x 2.31m)

Window to rear. A matching range of fitted wall and base units with rolltop work surface incorporating a one and a half bowl single-drainer sink unit with tiled splashback. Four-ring electric hob with electric oven under and extractor hood over. Large shelved pantry. Washing machine and dishwasher (included in sale). Integrated fridge. Ceramic tiled flooring. A door opens to the

***Utility Room***

Partially glazed door opening to garden. Low-level wall units with rolltop work surface incorporating a single-drainer sink unit with mixer tap over and tiled splashback. Space and plumbing for washing machine. Ceramic tiled flooring, recessed lighting, wall-mounted radiator and extractor fan.



Stairs in the entrance hall rise to the

**First Floor**

***Landing***

Window to front, wall-mounted radiator and access to loft. Doors opening to the bedrooms and family shower room.

***Bedroom One*** 18'10 x 10'10 (5.74m x 3.30m)

A large dual-aspect room with wall-mounted radiator and door to

***En-Suite Bathroom***

Window to side with obscured glazing. Panelled bath in tiled surround with ornate mixer tap over and hand-held shower attachment, close-coupled WC, bidet and pedestal hand wash basin. Wall-mounted radiator, extractor fan, shaver point and mirror.



*Bedroom Two* 12'2 x 9'6 (3.71m x 2.90m)  
Window to front and wall-mounted radiator.



*Bedroom Three* 9'10 x 9'0 (3.00m x 2.74m)

A further double bedroom with window to rear taking advantage of uninterrupted views. Wall-mounted radiator. Built-in wardrobe with hanging rail and shelving.

*Family Shower Room*

Window to rear with obscured glazing. Close-coupled WC and pedestal hand wash basin. Built-in corner shower cubicle in tiled surround with mains-fed shower over and tiled surround. Wall-mounted radiator. Extractor fan and light with shaver point.



## Outside

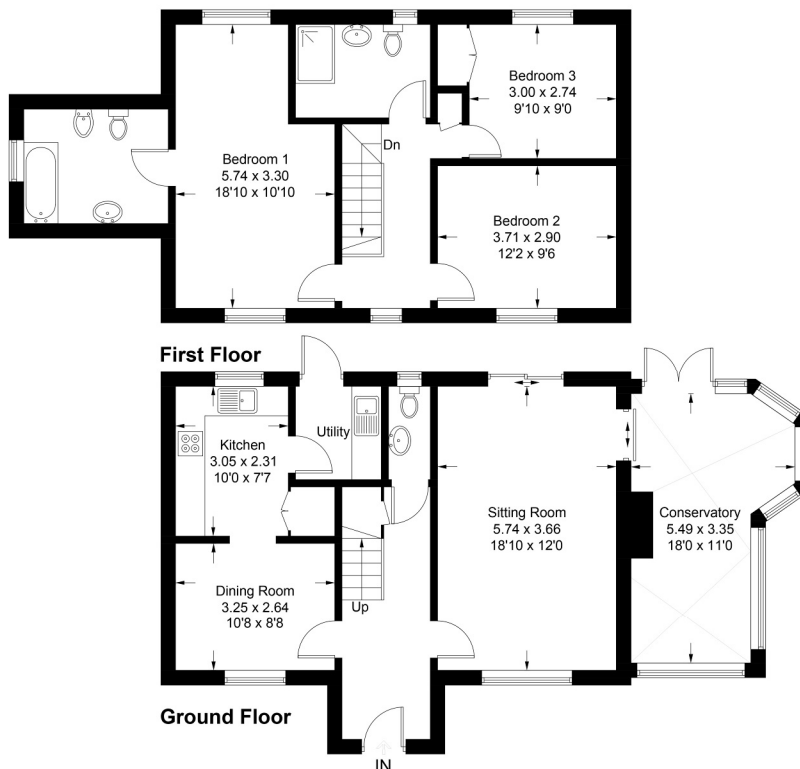
The property is approached over a shared drive, which, in turn, leads to the private carriage driveway for Number 4 with parking for two to three vehicles in front of a single attached garage. To the front of the garage is a 7' up-and-over door, with a personnel door to the rear. The oil-fired boiler is housed within the garage.

The garden to the rear of the property is extremely private, being enclosed by post & rail fencing and shrubs. Here there is an area of lawn, along with outside lighting, an outside tap, and a large terrace that abuts the side and rear of the dwelling. A ditch denotes the rear boundary, to the other side of which is farmland. To the side of the property are vegetable and flower beds, as well as a greenhouse, a bin storage area and oil tank.



## 4 Church Farm Close, Horham

Approximate Gross Internal Area = 131.7 sq m / 1418 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage and electricity.

**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** D (full report available from the agent).

**Council Tax** Band D; £2,041.77 payable per annum 2024/2025.

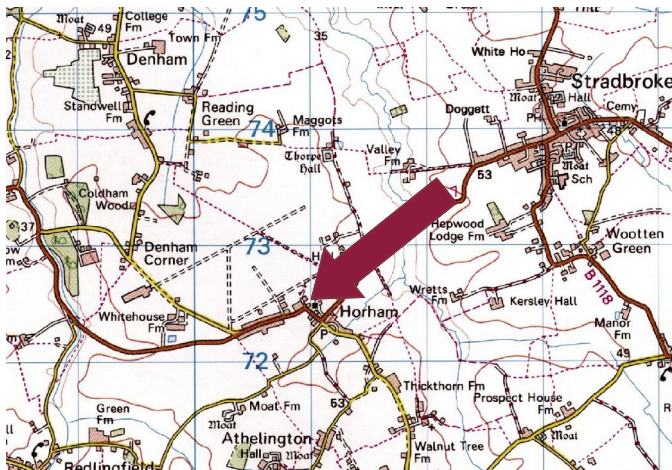
**Local Authority** Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000.

### 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.

*April 2024*



### Directions

Entering Horham on the B1117 from the direction of Stradbroke, pass the church on the right and turn immediately right. Continue past the village hall and turn right onto Church Farm Close. The property can be found a short way along.

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