



The Red House
Wittons Lane
Hoxne
IP21 5AE

twgaze



**Imposing 5 bedroom Detached Grade II Listed
Farmhouse set on 0.6 acre offering flexible
accommodation and useful outbuildings in the popular
North Suffolk village of Hoxne
Guide £950,000**



- Substantial Detached Period Grade II Listed Farmhouse with a wealth of Original Features
- Located in the popular North Suffolk Village of Hoxne
- Five Spacious Bedrooms
- Bright Kitchen/Breakfast Room with an open plan aspect
- Potential for an Annexe in Adjacent Barn
- Well Maintained Garden and grounds which extend to 0.6 acres

Location

The Red House is set on a quiet lane in the popular village of Hoxne, considered to be one of the prettiest along the Waveney Valley. Hoxne supports a good range of amenities including the popular Swan Inn public house, a village hall hosting a wide range of social and cultural events, a Primary School and a recreation ground with sports pavilion. The busy market town of Diss is 5 miles away, with national supermarkets and a train station providing frequent mainline commuter services to Norwich in around 18 minutes and London Liverpool Street in around 90 minutes. Medical, library and gym with pool facilities are available 3 miles away in Stradbroke. The village is within the catchment area for the ever popular Hartismere secondary school in Eye, and within easy reach of the independent sector Framlingham College. The renowned Heritage Coast including Southwold and Aldeburgh is 40 minutes away.

The Property

It is seldom you find a property with the versatility of The Red House. A fine family residence with 5 bedrooms, 3/4 reception rooms and 3 bath/shower rooms, The Red House is enhanced by a well equipped office annexe with residential potential (subject to the usual consents) plus a separate workshop and a renovated flint barn.



Listed as Grade II, the main house dates back to the mid 1500s, the brick façade appeared in the 19th Century and then a two storey addition in the 1980s. A separate Victorian barn, the office annexe, was converted in the 1990's.

The kitchen incorporates a range of fitted cupboards, an island unit, an electric 2 oven Aga and a walk-in larder. Partially separated by open studwork, the accommodation flows through to the dining area and the sun room with wonderful views over the south facing garden through the double bi-fold doors.

The house possesses an abundance of character with the quality timber frame evident in many rooms, along with an impressive inglenook fireplace and original bread oven, with fully lined chimney, providing a fabulous open fire feature in the drawing room. A further sitting room with a carved fire surround currently serves as a family/tv room.

A first floor landing with Tudor mullioned window gives access to a well proportioned double aspect master bedroom and a shower room, with the adjoining bedroom currently used as a dressing room to form a master suite. A further bedroom overlooking the front garden has a staircase to the ground floor and a doorway to the magnificently vaulted first floor study/sitting room.

The newer part of the house, accessed through the dining room, comprises a spacious inner hallway, a bedroom, bathroom and utility room on the ground floor and bedroom and shower room on the first floor. This configuration could be ideal for those looking for multi-generational living (as could the office annexe if converted to residential use).

Outside

The open fronted cart lodge and air conditioned office annexe, with its own 3 phase electricity supply, is accessed from the gated courtyard parking area, with ample parking space for multiple vehicles, and is just a few steps from the main house. The recently renovated flint barn adjoining the house is accessed via a gateway to an inner courtyard.





The Red House is set within a plot of 0.6 acre, the majority of which is laid to lawn with established beds, a wildlife pond, fruit trees and a number of larger mature trees. The workshop and store has power connected and there is also a Rhino greenhouse.

Services

Mains electricity and water are connected to the property, Mains Drainage. Heating is provided via an oil boiler.

How to get there:

W3W: //forwarded.fairness.unearthly

Freehold

Council tax:

Ref:



Important Notice

TW Gaze for themselves and for their Client give notice that:-

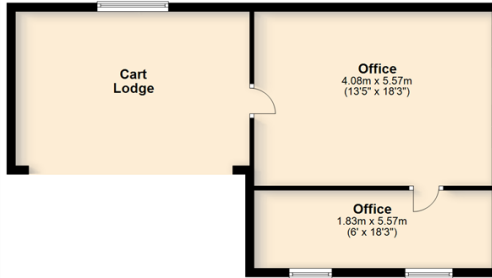
1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.





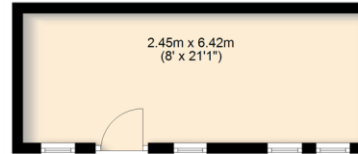
Cart Lodge
Approx. 53.7 sq. metres (577.7 sq. feet)



Total area: approx. 53.7 sq. metres (577.7 sq. feet)

Flint Barn

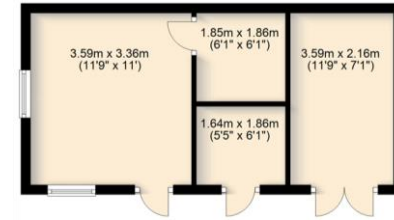
Approx. 15.7 sq. metres (169.2 sq. feet)



Total area: approx. 15.7 sq. metres (169.2 sq. feet)

Workshop

Approx. 27.2 sq. metres (292.8 sq. feet)



Total area: approx. 27.2 sq. metres (292.8 sq. feet)

Ground Floor

Approx. 140.9 sq. metres (1516.4 sq. feet)



Total area: approx. 268.5 sq. metres (2890.3 sq. feet)



First Floor

Approx. 127.6 sq. metres (1373.9 sq. feet)

