



Heckfield Green | Hoxne | IP21 5AB

Price Guide £650,000

twgaze



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A beautifully presented Grade II Listed thatched cottage full of charm and character, set in a peaceful rural hamlet near Hoxne. Dating back to the 17th Century, this three-bedroom home includes a separate studio annexe, detached double garage with cart lodge, and mature gardens extending to around 0.3 acres. A wonderful blend of period features and modern touches in a well-connected countryside setting.

- Grade II Listed 17th Century thatched cottage
- Three bedrooms and two bathrooms in the main house
- Separate self-contained studio/annexe above garage
- Double garage and open-fronted cart lodge
- Full of character features – beams, fireplaces, bread oven
- South-facing terrace and landscaped gardens of approx. 0.3 acres
- Peaceful village setting with good road and rail links nearby

## Location

Set amidst the tranquil countryside on the Norfolk/Suffolk border, Farm Cottage enjoys a peaceful position in Heckfield Green, a small rural hamlet forming part of the sought-after village of Hoxne. The village itself offers a friendly community, with essentials such as a primary school and local pub.

A wider range of amenities can be found in the nearby towns of Eye, Diss and Harleston, including independent shops, cafés, and well-regarded food specialists such as local bakers and butchers. Diss also offers a mainline railway station with regular services to London Liverpool Street (90 mins), making this an excellent option for those needing to travel further afield. The area is well connected by road, with easy access to the A143, A140 and A1066, placing Norwich, Ipswich and Bury St Edmunds all within reach.

## Property

Farm Cottage is a charming, Grade II Listed detached home which dates back to the







early 17th Century. With its traditional timber frame, attractive rendered elevations, and Norfolk reed thatched roof, it offers all the hallmarks of a classic period home. Lovingly cared for and extended over time, the property blends character and comfort, retaining original features such as exposed timbers, mullioned windows, pamment floors, an open fireplace, and a historic bread oven. The kitchen is well-appointed with bespoke timber base units, a mix of granite and wood worktops, a built-in dishwasher, LPG range cooker, and double sink. The main house provides generous and flexible accommodation, including an entrance hall, sitting room, dining room, study, kitchen, cloakroom, three bedrooms and two bathrooms (including one en suite). Across the courtyard, a separate annexe sits above the detached garage and cart lodge. This versatile space includes a utility area, cloakroom, shower room/bedroom, and a further studio/bedroom—perfect for guests, working from home, or as a creative retreat. A second Grade II Listed outbuilding adds further potential, currently used as a workshop/office and wood store but could be utilised differently should someone wish.

#### Outside

The property is approached via a shared gravel driveway leading to ample private parking in front of the double garage and open-fronted cart lodge. The established gardens wrap around the house, offering a mix of lawn, mature hedging, planted beds and borders, and a peaceful sense of seclusion.

To the rear is a south-facing slate terrace, ideal for outdoor dining or relaxing in the sun, while a further lawned area to the west is dotted with fruit trees. A separate tool store is also in place for practical storage. In total, the grounds extend to around 0.3 acres, offering both privacy and a manageable outdoor space to enjoy year-round.

#### How to get there

What3Words [///motored.hoaxes.stow](https://www.what3words.com/#!/share/3wq4g4g4/motored.hoaxes.stow)

#### Services

Mains water, electricity and drainage. The central heating is oil fired and there is LPG for the range cooker.

#### Viewings

Strictly by appointment with TWGaze

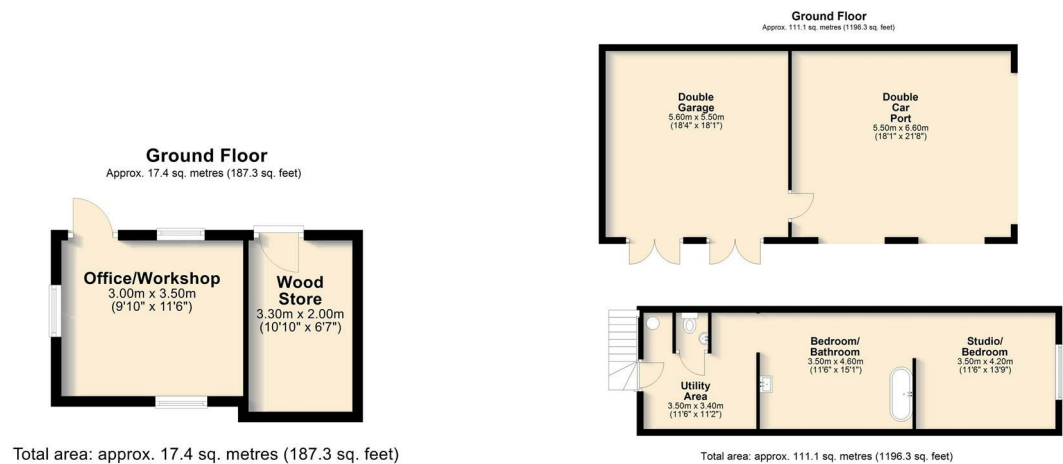
#### Freehold

Ref 2/19901/KH





Total area: approx. 153.2 sq. metres (1649.4 sq. feet)



Total area: approx. 17.4 sq. metres (187.3 sq. feet)

Total area: approx. 111.1 sq. metres (1196.3 sq. feet)

10 Market Hill  
 Diss  
 Norfolk  
 IP22 4WJ  
 01379 641341  
 prop@twgaze.co.uk