



Hoxne Road | Denham | IP21 5DN

Asking Price £635,000

twgaze



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## Asking Price £635,000

A beautifully converted three-bedroom barn set in around an acre (STS) in a peaceful village location, offering stylish open-plan living, landscaped gardens, and easy access to nearby towns, transport links, and the Suffolk coast.

- Stylish three-bedroom barn conversion in rural village setting
- Versatile Mezzanine room – ideal for home office or snug
- Spacious principal bedroom with large en suite
- Around one acre of grounds (subject to survey)
- Easy access to Diss station (London in approx. 95 mins)
- Open-plan kitchen/living/dining space with integrated appliance
- Generous utility room and separate cloakroom
- Landscaped gardens with courtyard and lawned areas
- Ample parking and space for a cart lodge (STP)

### Location

Tucked away in a charming village setting surrounded by countryside, this beautifully converted barn enjoys a tranquil backdrop of period homes and rolling farmland. Everyday essentials can be found in the nearby village of Hoxne, while the historic market town of Eye (just 5 miles away) offers a broader range of amenities and well-regarded schools up to sixth form. Diss is approximately 7 miles distant and provides a mainline rail link to London Liverpool Street (around 95 minutes). For coastal escapes, the much-loved seaside towns of Southwold and Aldeburgh are within 25 miles, and the ever-popular Framlingham is within easy reach.

### Property







This impressive barn conversion has been thoughtfully designed to blend modern comfort with rustic charm. A generous entrance hall welcomes you into the home, with stairs leading to a versatile mezzanine room – ideal as a snug or home office. The current owners have had plans drawn up for the addition of a potential 4th bedroom and en-suite in the remaining loft space. The heart of the property is a spacious open-plan kitchen, dining and living area, perfect for everyday life and entertaining. The stylish kitchen is fitted with sleek grey units, composite worktops and integrated Lamona appliances including twin ovens, hob, fridge-freezer and dishwasher. The open plan living space is generous and benefits from a recently installed freestanding wood burner. The bright living dining room opens directly onto a patio with a lawned garden beyond, bringing the outside in. A large utility room and separate cloakroom are accessed from the hallway. Three well-proportioned bedrooms sit at the opposite end of the property, complemented by a family bathroom and a generous en suite shower room. High-quality flooring runs throughout in a mix of Luxury Vinyl Tile and soft carpeting.

#### Outside

The barn is set back from the lane behind a gravelled drive offering ample off-road parking. The south-facing courtyard is a peaceful spot to enjoy the sun, while the west-facing garden extends into a larger lawn bordered by mature trees and planting. With approximately one acre (subject to survey), the grounds have been thoughtfully landscaped to create distinct areas, offering privacy, seasonal colour and a lovely sense of space. There is the welcome addition of a workshop with power laid on.

#### Services

Mains water and electricity are connected. Mains Drainage. Electric Heating and wood burner.

#### How to get there

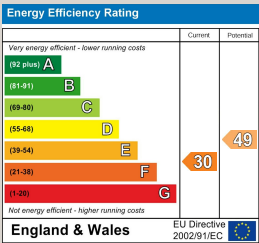
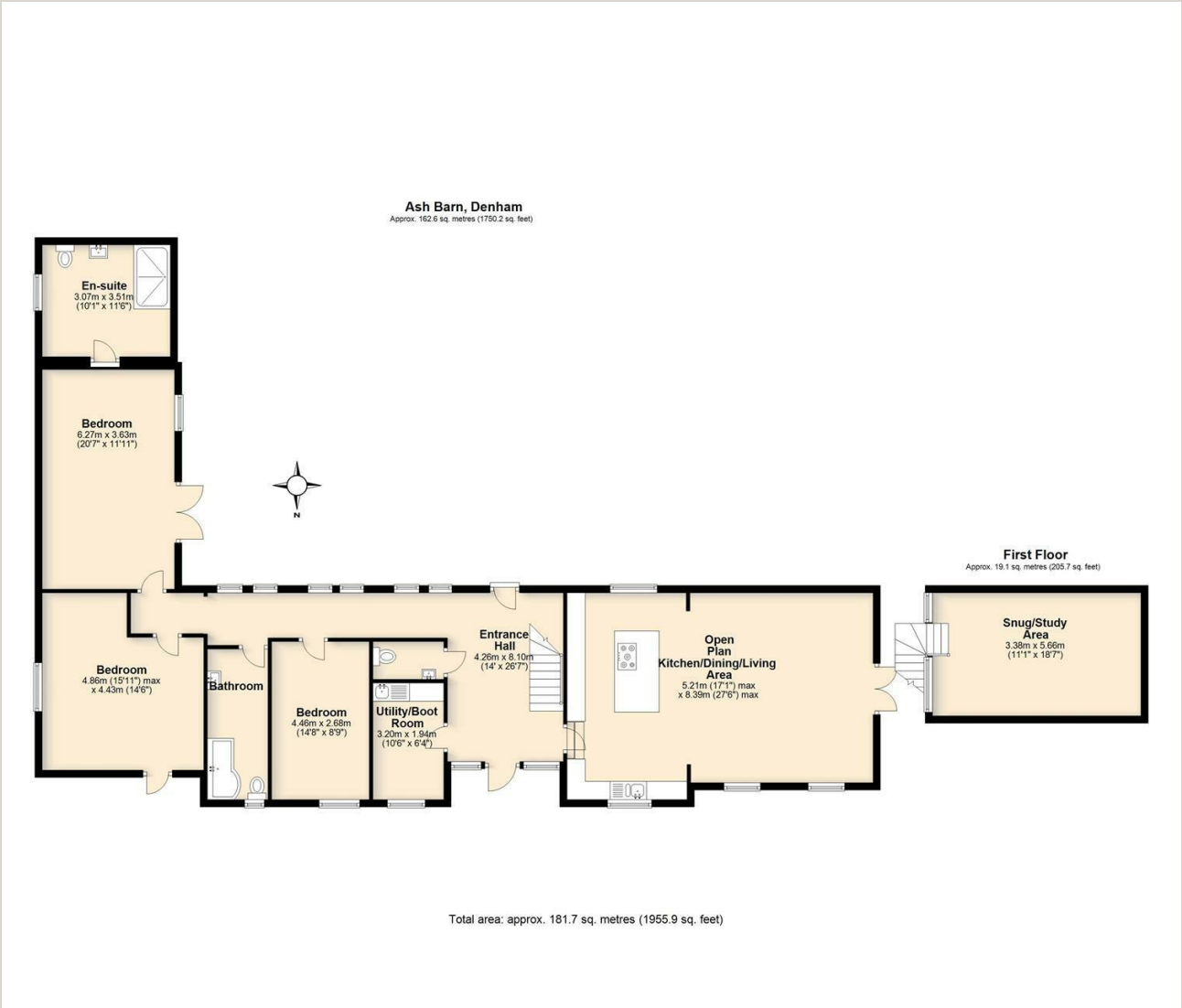
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#### Viewing

Strictly by TWGaze

#### Freehold

Ref 19905/KH



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