



Low Street, Hoxne

Harrison Edge
Estate Agents

Be at the heart of village life in this classic Grade II Listed cottage in one of the regions most picturesque village settings. Low Street Hoxne has been used in a number of television programmes over the years due to the quality and quantity of Listed buildings and unspoilt surroundings.

- 3 Bedrooms
- Study

- Grade II Listed
- Period features

- Rear garden
- Oil fired radiator heating

Location

Low Street is at the heart of Hoxne village and famous for its picturesque Green surrounded by mostly Grade II Listed buildings of which number 77 is one. Mostly, as in this case, the cottages and houses have parking on the street although here the property is very fortunate in having good easy pedestrian access alongside for comings and goings to and from the rear garden and the 'everyday' back door. 77 Low Street is a landmark property. The village covers quite an area with roads leading up the valley sides to the Church one side and Cross Street/Heckfield Green the other. By following the road up to Cross Street one will find a Village Hall, Cafe, Primary School and Community Centre with Playing Field. The active and well knitted village offers all sorts of Clubs and Groups and goings on especially at the Village Hall and sporting activities at the Playing Field and Community Centre. The area is surrounded by a good network of footpaths across the fields including across the Waveney Valley. Historically, Hoxne is famous for King Edmund being captured by the Danes having taken refuge beneath the bridge at Goldbrook which is by the Village Hall. Equally, just outside the village, the Hoxne Hoard was found in the early 1990's being the largest find of Roman gold and treasures at the time and on display at the British Museum.

Description

77 Low Street is a classic reed thatched Grade II Listed cottage, believed to have been constructed as one dwelling with its adjoining neighbour, White Cottage. The timbered interior is full of character with exposed wall and ceiling timbers, inglenook fireplace, tall, vaulted bedroom ceilings along with character doors etc. The stylish interior is arranged with a

double main reception room sits across the front, featuring two pairs of cottage casement windows and front door, in addition to a study, kitchen and bathroom sitting behind. As with so many cottages and country properties, everyday comings and goings are via the back door which opens into a practical rear hall complete with oak topped box seat matched by a brick floor. Upstairs, a landing extends through the first floor serving three bedrooms and smart shower room not only with a nice large shower enclosure but set off by exposed red brickwork. The two principal bedrooms have lovely tall, vaulted ceilings oozing character. On a practical note, radiators throughout are supplied by oil fired radiator heating.

Principal Reception Room: *21' x 13'6" (6.4m x 4.11m)*

A double reception room full of character featuring an inglenook fireplace at one end, two pairs of cottage casement windows, seldom used front door and many exposed timbers, both wall and ceiling. The inglenook fireplace has a brick hearth and canopy hood along with fire-back and fire-dogs. 1 single and 1 double radiator each with thermostatic valve. Television point etc. Wall light either side of the fireplace. Approximate 2m height to underside of joists.

Study: *12'4" x 7'10" (3.76m x 2.4m)*

Approached via glazed double doors leading from the main reception room into a versatile space which includes a door to and from the rear garden. Red brick chimneybreast. Shelves. Single radiator with thermostatic valve.

Kitchen: *12' x 8'1" (3.66m x 2.46m)*

A classic, individual kitchen space featuring quartz worktop across reclaimed pine cupboard fronts. Wall cabinets. Feature ceramic butlers sink complete with flexi-hose mixer tap. Plumbing for washing machine and dishwasher. Upright fridge freezer space. Slimline drinks chiller. Worcester oil fired boiler supplying domestic hot water and radiators. A window above the sink provides an outlook into the garden. Single radiator with thermostatic valve. A clay tile floor completes the overall effect.

Rear Hall: Serving multiple purposes: a link to the Bathroom; comings and goings from the garden; storage of coats and boots and nicely arranged with oak topped box seat for storage and seating. Flooring is in red brick and a stable type door with glazed upper panel leads in and out.

Bathroom: The brick floor continues through into the character bathroom featuring an oak topped corner cupboard with basin on top with mixer tap. A panelled bath has shower attachment over. Low level wc. Stainless vertical railed radiator. Window.

First Floor Landing: A latch door alongside the inglenook fireplace downstairs, opens to a stairwell and staircase rising to the first floor landing. A window on the initial landing area looks to the rear and the landing continues through the first floor. Latch doors lead off..

Bedroom 1: *14'2" x 10'2" (4.32m x 3.1m)*

One of two stunning vaulted, timbered rooms with window to the front elevation and exposed floorboards. Double radiator with

thermostatic valve. Two cupboards, one either side of the chimneybreast.

Bedroom 2: *13'6" x 11'5" (4.11m x 3.48m)*

Currently used as the principle bedroom as nothing between the two rooms purely personal preference. A second tall, vaulted room with timbers and exposed boards. Double radiator with thermostatic valve. Window to the front elevation.

Bedroom 3: *9'4" x 7'7" (2.84m x 2.3m)*

A double aspect room with window to the side and window to the rear, both providing a Hoxne village view. Double radiator with thermostatic valve.

Bathroom: Yet another character space, this time featuring exposed red brickwork and oak flooring along with edging and basin plinth. The basin has a rather cool tap extending from the wall. A double shower enclosure sits across the far end complete with monsoon shower head and hand held hose. Window to the rear. Vertical railed radiator.

Outside: The cottage fronts the village green pathway, a wide tarmac surface extending across the front of the properties on this side of the Green. Cars are restricted from passing along it. A driveway to properties sat behind the front properties extends up hill past 77 and gives pedestrian access to the rear gate. An enclosed sheltered garden sits behind the property and complements it perfectly. Areas of gravel, grass and planted borders combine with a step up to a further area where the oil storage tank sits. Timber Shed. Outside tap. Outside lights.

Services: The vendor has confirmed that the property benefits from mains water, electricity and drainage.

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser:
<https://checker.ofcom.org.uk/>

Flood Risk: For Flood Risk information paste the following Link into your Browser:

<https://www.gov.uk/check-long-term-flood-risk>

Wayleaves & Easements: The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

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Identification Verification: 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. A fee of £30 inclusive of VAT applies to each Vendor/Purchaser via our preferred ID Verification partner, Verify365.

Postal Address: 77 Low Street, Hoxne, IP21 5AR

Local Authority: Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax: The property has been placed in Tax Band C.

Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

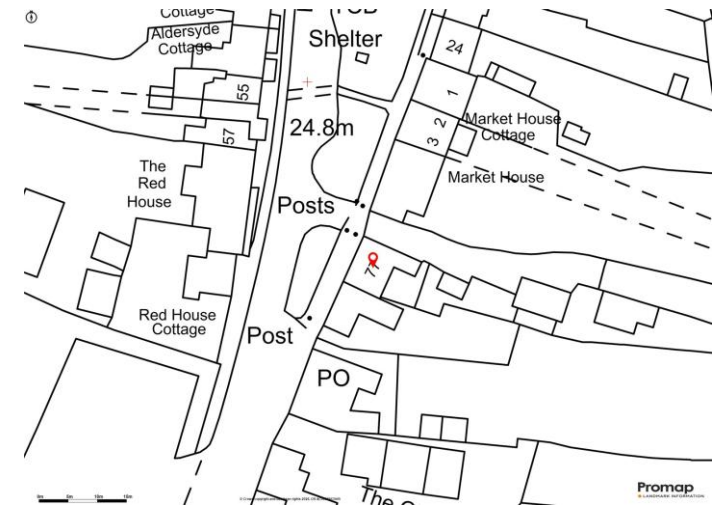
Fixtures & Fittings: All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing: By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

Directions

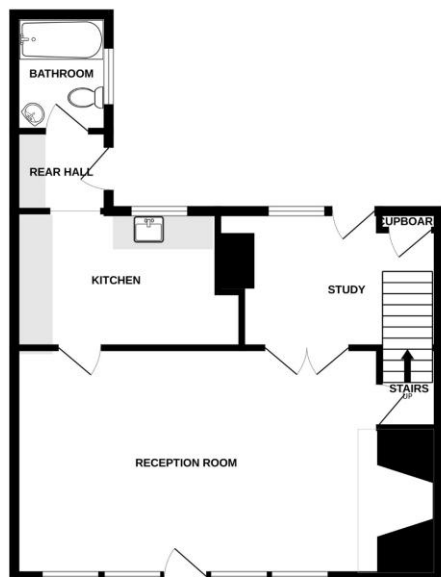
Hoxne is easily found sitting just below the B1118 leading from the A140 to Stradbroke. The village is only a 5-10 minute drive from its main town of Eye with its shops and High School (Bus picks up from the Village). Once on Low Street, the property will be seen alongside the Village Green.



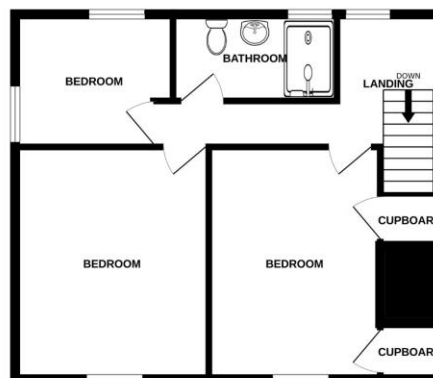


EPC ORDERED
AND THE GRAPH
WILL
APPEAR HERE!

GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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