



**Woodlands, 50 Low Street, Hoxne**

**Harrison Edge**  
Estate Agents

A rare opportunity to acquire a detached period cottage within Low Street, Hoxne which offers 3 bedrooms and sizeable plot with good vehicular access and parking. Not so very small and arguably perfectly formed, this super cottage will make someone a really appealing, character home.

- Detached Period Cottage
- 3 Bedrooms
- Study
- Cloakroom
- Large Garden
- Off Road Parking

### Location

Hoxne (Pronounced Hoxon) is a historically fascinating village within North Suffolk, just south of the River Waveney, the natural boundary between neighbouring Norfolk. The surrounding countryside is criss crossed by a network of footpaths and lanes linking the village to the wider area be it on two feet or either two or four wheels. Eye, Harleston and Diss with its mainline rail services to London Liverpool Street, are all easily reached as are the principal roads such as the A143 and A140. The village has an active community evidenced by the range of activities taking place throughout the year be they at the Village Hall, Community Hall & Playing Field, Village Green, Parish Church and soon to be reopening pub. Hoxne is also fortunate in retaining a Primary School which 'feeds' into Hartismere High School in Eye which itself not only offers Sixth Form but also retains 'Outstanding' status. Woodlands is situated within the favoured Low Street area of the village, a little way up hill from the Green and with a sizeable garden behind and wooded backdrop.

### Description

Woodlands is a detached period cottage standing alone alongside Low Street as it rises to the junction with the B1118. The current owners having acquired the property in 2012 for a number of years ran the property as a Holiday Cottage until moving into it themselves. It is now time to pass it on and what a lovely time to acquire it as we move towards the Summer. The location is delightful given the large rising plot extending to a wooded backdrop. From the high point of the garden one can enjoy a tremendous view across this lovely part of Hoxne village. The area immediately around the cottage has been

improved since we last sold the property these owners and now one can easily drive in and turn around let alone park additional vehicles. Equally, a larger and improved patio was formed and oak retaining sleepers installed complete with steps up to the higher lawned area. Internally, the well planned space comprises main reception room with study/playroom along with a kitchen capable of taking a table and chairs, all off a central hallway. What's more, the ground floor also includes a cloakroom complementing the bathroom upstairs. Talking of which, upstairs one can find three bedrooms of comparable size which together allow for windows on all four sides, something which is not that common. With practicalities in mind, the owners have maintained an oil fired radiator heating system and created within an adjacent insulated timber shed, a kitted out Laundry Room complete with plumbing and space for a washing machine etc. A larger and suitable as a Workshop timber building, will remain and be found at the top of the garden.

**The Approach:** Woodlands sits up nicely from the road behind a kerbed footpath and two steps under the front entrance door. The wide frontage allows for a 5-bar gated access off the road for vehicular access and the main 'everyday' door under the rear porch.

**Hallway:** The snaking central hallway winds through the groundfloor passing the stairs leading to the first floor, passing the kitchen and cloakroom before arriving at the main reception room. Two windows provide natural light from the southerly

aspect. Single radiator with thermostatic valve. Understairs cupboard. Harwood outer door.

**Cloakroom:** With low level wc and wash basin. Window.

**Main Reception Room:** 18'9" x 14'2" (5.72m x 4.32m)

The classic 'two over two' window arrangement and central front door within the front elevation not only makes this cottage so desirable but lends itself well to the interior layout. A main beneficiary of this is the main reception room with two front windows along with a further window to the right hand side providing yet more natural light. The outer door tends to be used "high days, holidays and for strangers". The red brick chimneybreast and fireplace has a Handol wood burning stove in situ alongside a vented hearth. The shape of the room allows for a tailor made dining table space. Four wall light points. Two double radiators each with thermostatic valve. Television point. A panel glazed door leads into the...

**Study:** 7'8" x 7'3" (2.34m x 2.2m)

A useful separate room with window to the side elevation. Recessed shelving. Double radiator with thermostatic valve. Telephone point. Exposed timbers.

**Kitchen:** 13'3" x 8'9" (4.04m x 2.67m)

widening to 11'9" (3.59m) which benefits the siting of a breakfast table and chairs. The kitchen, refitted by the current owners in 2013 comprises a nice range of cream fronted units beneath marble effect worktop and plumbing for dishwasher. Stainless steel sink unit with mixer tap. Electric cooker point. Upright

fridge freezer space. Wall cupboards to match. Tucked away to one corner sits the Camray II oil fired boiler supplying domestic hot water and radiators. A window at the rear provides a good outlook to the patio and garden space beyond. Double radiator with thermostatic valve.

**First Floor Landing:** Central within the first floor with latch doors leading off to each of the three bedrooms and bathroom, all of which feature a semi-vaulted ceiling. A number of exposed timbers provide character. Built-in Airing Cupboard with hot water storage tank.

**Bedroom 1:** *13'5" x 9'6" (4.1m x 2.9m)*

Set to the rear of the cottage and with a window overlooking the rear garden and woodland beyond. Double radiator with thermostatic valve. Built-in wardrobe cupboard. Some exposed timbering.

**Bedroom 2:** *11'2" x 10'10" (3.4m x 3.3m)*

Found at the front of the cottage and featuring not only two windows but a continuation of the red brick chimneybreast from downstairs. Built-in wardrobe cupboard, a number of exposed timbers and a double radiator with thermostatic valve.

**Bedroom 3:** *14' x 7'6" (4.27m x 2.29m)*

A second bedroom with two windows: one front and one to the side along with a semi vaulted ceiling and number of exposed timbers. Double radiator with thermostatic valve.

**Bathroom:** Fitted with a suite comprising panelled bath with Triton T80 shower unit above, pedestal wash basin and low level wc. Shaver socket. Tiling. Velux window. Single radiator.

**Gardens & Grounds:** This delightful setting in what is arguably one of the most picturesque village locations within the area and a Conservation Area, complements Woodlands well. The property enjoys an unusually wide frontage and depth of plot

unlike any other within the immediate location. An accommodating gated access leads to what is now an enlarged parking and turning area, the present owners having excavated and pushed back the higher ground. This also led to the creation of the patio now found directly behind the Kitchen and the borders around, set behind oak sleeper retained planted beds. Steps along with a sloping bank lead up to the lawn from where one can enjoy a lovely roof top view across Low Street. At the top of the garden a WORKSHOP timber building will remain, set on a concrete base and measuring internally approximately 17'2 x 7'8 (5.22m x 2.34m) and has double door entry ideal for mowers, small garden machinery, ride-on's and the like. Alongside the cottage lies a foot gate and path plus the now insulated timber building serving as the LAUNDRY ROOM 11'1 x 5'9 (3.39m x 1.75m) complete with Belfast sink, worktop, appliance space and plumbing for washing machine (cold supply). Power and light is connected along with a Monarch water softener. A timber Tool Shed will also remain and sits close by.

**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.

**Important Notice:** These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions

should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

**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:** Woodlands, 50 Low Street, Hoxne, IP21 5AS

**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 D.

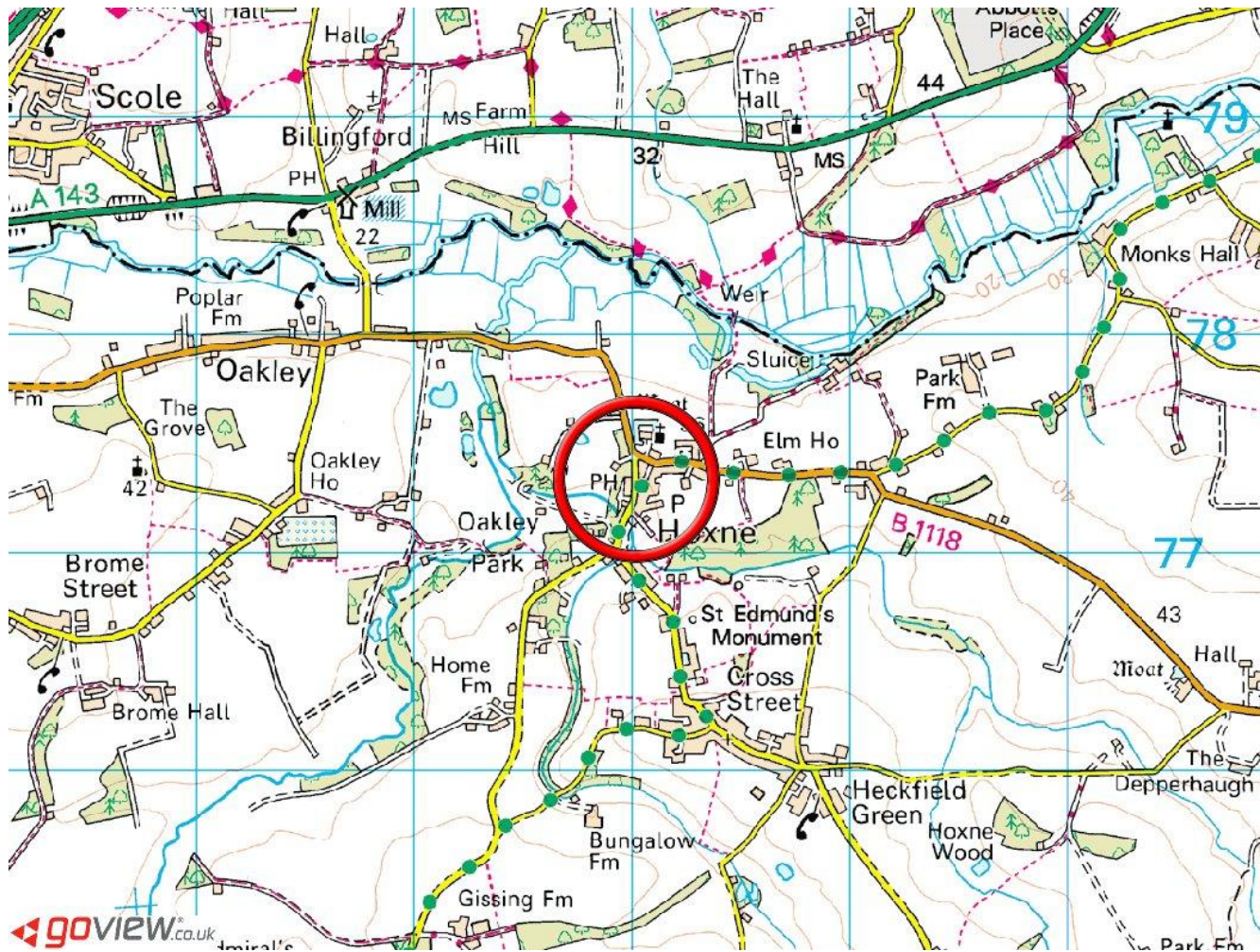
**Tenure & Possession:** The property is for sale Freehold with vacant possession upon completion.

**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

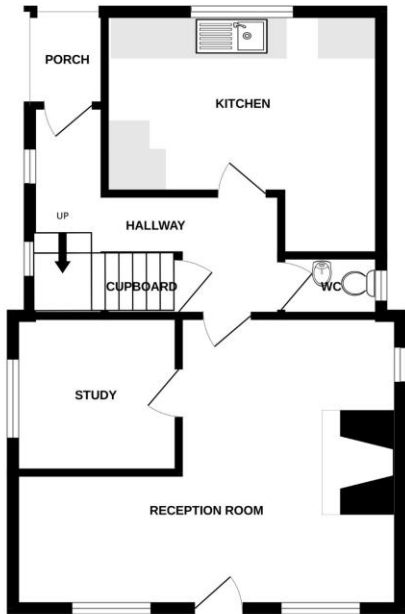
**Directions**

Hoxne is easily found from the all directions be it Eye, Harleston or Diss using the A140, A143 or B1118.

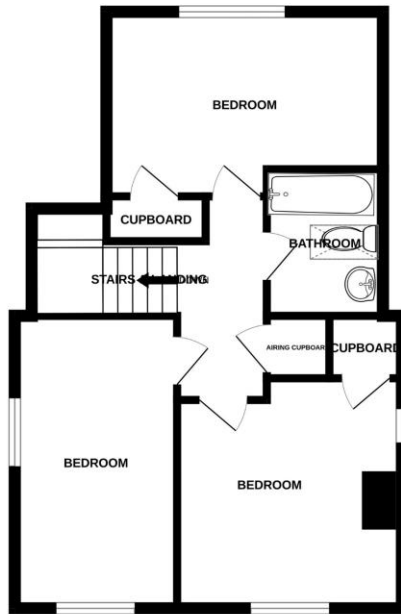


Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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