



Watering Road, Hoxne

Harrison Edge
Estate Agents



If you are looking for a period property with acreage, this fabulous Grade II Listed reed thatched cottage sits in a site of just over 3 Acres (1.242 Hectares). Surrounded by superb rolling farmland and with No Through lanes and a Bridlepath on the doorstep, the riding is excellent as is the access to the 'Yard' area and land.

- Grade II Listed
- 3.07 Acres (1.24 Hectares)
- 3 First Floor Bedrooms
- Ground Floor Bedroom Suite
- Stabling
- Double Garage & Outbuildings.

Location

Watering Road, Hoxne is a No Through Road off Hoxne Road, Denham. Denham is a sparsely populated and scattered North Suffolk village within a particularly special rolling landscape. Technically within the Parish of Hoxne, Green Fields sits within this beautiful area of rolling Suffolk countryside. A newly refurbished Village Hall serves as a Village Hub as does the beautifully positioned Parish Church. Hoxne is only a mile away with Primary School, Community Centre/Sports Field and Village Hall which holds regular functions to include monthly Box Office films along with talks and other activities. The pub at Hoxne, is currently undergoing refurbishment and due to reopen in Summer 2026. Green Fields sits within a cluster of period properties, surrounded by farmland and with its own land across the southern aspect. Not only is there vehicular access from the lane in two places (one to the cottage and another to the 'Yard' area and double garage but also a third access directly into the meadow. The area is easily within reach of Eye, Framlingham, Halesworth and of course Diss on the Norfolk Suffolk border with its mainline Rail Station with services to London Liverpool Street in around 90 minutes.

Description

Listed as being of Architectural and Historic Interest Grade II, this classic reed thatched property offers

character timbered accommodation including a later addition at the rear. Of particular note is the land which is now post and rail fenced not only securing the ditched and tree/hedged boundaries but creating paddock grazing. Three Field Shelters have been adapted to provide stabling and these have retained their galvanised skids. The 'Yard' area is accessible without having to interfere with access to the cottage being approached from a driveway around the corner from the front entrance and which is ideal for bringing in and out a trailer or lorry for the horses. The field itself also has its own access from further along the lane.

The cottage itself offers tremendous living space with the rear extension adding greatly to the functionality of the interior, creating an always positive T' shape plan form. This includes three reception room spaces off a central hallway plus a conservatory at the rear. Three first floor bedrooms and bathroom are complemented by a ground floor bedroom suite with en suite shower room. The kitchen has been refitted by the current owners during their ownership since 2017 and this works well with the Boot Room/Laundry space and ground floor cloakroom, all conveniently by the back door.

In addition to the three stables and double garage, the property has retained some useful period outbuildings

providing storage and workshop space. Windows are double glazed and oil fired radiator heating installed.

Front Porch: 5'3" x 5' (1.6m x 1.52m)

Fitted with an handbuilt oak outer door and matching oak inner door leading inside. Windows either side and a pamment floor.

Dining Room: 12'1" x 11'5" (3.68m x 3.48m)

Featuring one of two inglenook fireplaces, housing a Villager woodburning stove set on a brick hearth. A heavily timbered room with two windows to the front elevation. Double radiator with thermostatic valve. Three double wall light points. Telephone point. Pamment tiles extend beneath a presently fitted carpet. Ceiling height to 2.09m to underside of ceiling joists.

Inner Hall: Linking primarily the reception rooms within the original cottage, at the side of the chimneybreast, but also with the larger and more recent central hall with stairwell and extension beyond. Notable ledged latch doors lead off and are a theme throughout the interior. Double radiator with thermostatic valve. Pamment floor.

Sitting Room: 19'10" x 11'8" (6.05m x 3.56m)

A further timbered room, the main reception room, with second inglenook fireplace complete with a splendid Jotul

wood burning stove. Former ovens can be seen to one side. Exposed timbers combine with a now carpeted pamment floor but there should new owners like to expose them. Two windows provide an outlook across the front garden and a combination of three double and three single radiators each with thermostatic valves. Television point. Dimmer switch. Seven wall light points.

Breakfast Room: *12'11" x 11' (3.94m x 3.35m)*

Laid with pamments complementing the oak timber detailing. Double radiator with thermostatic valve. Three wall light points. Television point. Glazed double doors lead through to the Conservatory.

Conservatory: *15'7" x 12'8" (4.75m x 3.86m)*

A large conservatory constructed by the previous owners in about 2008 and who had the property for around 30 years. Double glazing combines with timber framing set on a brickwork plinth along with roof and window blinds. Three double radiators. A flagstone type Travertine floor completes the picture and double doors lead out to the sheltered, walled garden

Kitchen: *11' x 9'4" (3.35m x 2.84m)*

Fitted with a smart range of units in a cream finish along with woodgrain worktop. A mix of cupboard and drawer storage options combine to make this a practical working kitchen featuring a south facing window, exposed timbering, pamment flooring and further latch doors. An electric Leisure cooker will remain. Double radiator with thermostatic valve.

Utility Room: *9'6" x 5'1" (2.9m x 1.55m)*

Fitted with further worktop above plumbing for washing machine and dishwasher. Fitted wall cupboard. A Boulter Camray 5 oil fired boiler supplies domestic hot water and radiators. Honeywell thermostat and programmer. Being at the end of the ground floor, this practical space for comings and goings works well and has a practical pamment floor and to one side the Cloakroom. It is an ideal 'buffer' for bringing in muddy boots or muddy paws.

Cloakroom: Fitted with a suite comprising low level wc and wash basin and good coat and boot space. Pamment floor. Double radiator. Window providing natural light and ventilation.

Ground Floor Bedroom Suite: *12'4" x 11'7" (3.76m x 3.53m)*

A well proportioned versatile room with window to the rear, double radiator with thermostatic valve and built-in airing cupboard with hot water storage tank with immersion heater. Water softener. Television point.

En Suite Shower Room: Stylishly appointed with wide wash basin with pillar tap on a marble top plus storage beneath. Low level wc. Large tiled shower enclosure. Fitted mirrored wall cabinet. Fully tiled walls and fitted chrome heated towel rail/radiator. Extractor fan. Window.

First Floor Landing: A comfortably wide modern staircase with half landing rises to the cottage first floor set within the angles of the roofline. A stairwell window provides good natural light to the space which includes the exposed red brick chimneybreast. Shelved linen cupboard and further double cupboard.

Bedroom: *11'1" x 10'4" (3.38m x 3.15m)*

Complete with a bank of built-in wardrobes along one wall and a gable window provides a view south across the garden to the paddocks and fields beyond. Double radiator with thermostatic valve. Oak detailing.

Bedroom: *13'10" x 9'3" (4.22m x 2.82m)*

measured to waist height between the rafters. A delightful cottage bedroom set in the roof outline yet with built-in double wardrobe cupboard providing further useful storage. Gable window to the side in addition to a dormer window to the rear. Double radiator with thermostatic valve. Exposed floorboards.

Bedroom: *12'11" x 9'4" (3.94m x 2.84m)*

plus a further area to the side of the red brick chimneybreast and again a width measured at waist height. Again, with gable and dormer windows providing outlooks to both front and side elevations. Single and double radiators. Exposed timbers including floorboards. Single and double radiators each with thermostatic valve.

Bathroom: Featuring further red brick chimneybreast with space to one side and suite comprising pedestal wash basin, low level wc and panelled bath with shower attachment and Triton Aqua Sensation shower. Dormer window to the front elevation. Tiling. Exposed timbering.

Gardens & Grounds: Green Fields is set well back from the lane behind a five bar gate and driveway/path leading to the front door although the main drive can be found around the corner leading to the DOUBLE GARAGE and 'STABLE YARD' area. A pond sits in the front left corner of the plot. The long driveway leads to the double garage

which measures internally 23'6 x 23'6 (7.17m x 7.17m) and has twin up and over doors one being electrically powered with remote control and wall mounted button. A side door provides an additional means of access. Power and light is connected with an oil storage tank sitting adjacent. The garden around the cottage is lawned and divided up into a number of areas, two of which at the rear and side are enclosed by an impressive brick wall commissioned by the previous owners and which would have not been cheap. This creates sheltered and private garden areas and real sun traps ideal for entertaining. Pathways lead around the exterior along and benefit from courtesy lighting.

Outbuildings: In addition to the double garage the property comes with a useful period outbuilding renovated to provide areas of 10'2 x 5'3 (3.12m x 1.66m), 19' x 8'5 (5.78m x 2.56m) with a second door and a final space with double doors 9'9 x 8'4 (2.98m x 2.54m). Electricity is connected providing a combination of power and light.

Equestrian Matters: The current owners purchased the property via Harrison Edge in 2017 specifically for equestrian purposes and it has served them well. Only retirement from such matters has led to offering Green Fields for sale. They have though during their ownership moved the property on considerably in this field with the creation of post and rail paddocks and three Field Shelters on galvanised skids providing stabling. Vehicular access is good, thinking of a trailer or either 3.5t or 7.5t lorries. The field itself also has a lane side gate in the far corner for ease of access with tractors etc. Water is by the garage and serves the 'yard' area. As you will see from the Ordnance Survey Landranger Map enclosed, a Bridlepath is right by the property along with a network of lanes. The Hamilton

Bloodhounds meet nearby at Horham on the disused airfield during the Winter, Bloodhounds of course 'hunting' human runners.

Services: The vendors have confirmed the property benefits from mains water (metered), electricity and fibre broadband. Drainage to a private septic tank.

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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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: Green Fields, Watering Road, Hoxne, IP21 5DH

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 E.

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

From Eye follow the B1117 until reaching Denham. Around a sharp, downhill right hand bend take the next left. Take the next left. After about 1 mile turn right into Watering Road.



GROUND FLOOR
APPROX. FLOOR
AREA 1307 SQ.FT.
(121.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 653 SQ.FT.
(60.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1960 SQ.FT. (182.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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