



177 Wickham Road  
Thornham Magna  
Suffolk  
IP23 8LJ

Guide Price £425,000







- Charming, Grade II listed, thatched, semi detached property with original beams and features throughout
- Stunning gardens with a rich variety of plants, shrubs and trees and a range of useful outbuildings ,including a double garage and summer house
- An exceptional master bedroom and second double bedroom
- Recently refitted modern kitchen
- Set in 0.35 acres surrounded by unspoilt countryside

#### Location

Thornham Magna is a delightful traditional Suffolk village nestling amongst the woods and fields of the Henniker Estate , providing access to hundreds of acres of pathways for ramblers and dog walkers alike. Whilst a small village, it retains its award winning public house - The Four Horseshoes - one of the best of its kind in the country, offering hearty meals and comfortable accommodation. The small town of Eye is just 3 miles away with the larger market town of Diss situated 7 miles away on the main London to Norwich railway line , Liverpool Street 90 minutes. For the coast Aldeburgh, Southwold & Felixstowe are approximately 45 minutes drive away and the stunning north Norfolk coast a little further away. This property combines an unspoilt rural location with good access to the wider world.







### Property

If you are looking for an idyllic country lifestyle then this delightful Grade II Listed, thatched, two bedroom property, complete with a picturesque garden could be just what you've been searching for.

Situated in the tranquil village of Thornham Magna and bordered by expansive fields and meadows it is also conveniently close to the village's renowned and friendly pub. The gravelled driveway leads to the rear porch and entry to the cottage into the delightful south facing sun room, which in turn gives access to the recently modernised kitchen. There is a well appointed range of integrated AEG appliances, including an induction hob and fitted oven, washing machine and fridge. The kitchen also benefits from a corner space saving unit and deep pan drawers. The bathroom is adjacent to the kitchen with bath/shower attachment and heated radiator towel rail. The dining room flows seamlessly from the kitchen and works very well for both formal and casual dining. The spacious and comfortable living room is the perfect place to relax and unwind, particularly in winter in front of the wood burning stove. Stairs from the living room lead up to the first floor, comprising of two original beamed bedrooms and a useful wc with hand washbasin. The principle bedroom is particularly spacious, dual aspect with an impressive vaulted ceiling. The second double bedroom includes two wardrobes and has views to the rear garden.

### Outside

The double gates lead to a gravelled area facilitating parking for three vehicles. The double garage has electricity and could be used as an office, studio or gym and subject to planning, could be converted to an annex for further

accommodation. The plot feels very generous, due to its configuration. Over the last 15 years the current owner has transformed this garden into a vibrant, flourishing space with different pockets of interest, including several attractive seating areas. The garden is at its best through Spring and early Summer, as the bulbs appear and then the trees and shrubs are covered in blossom. A winding footpath leads towards two ornamental ponds and a small bridge continues on to a peaceful summerhouse and well maintained lawns. A strong focus on self sufficiency has been a key aspect of the garden's development. The owner has taken great joy in cultivating a fruit orchard and vegetables in the raised beds, poly tunnel and greenhouse. Water is available at different points throughout the garden. This garden is perfectly equipped for anyone eager to start growing and enjoying their own produce and the views across the fields, to the south and west are particularly tranquil and stunning at sunset.

### Services

Mains water and electricity are connected to the property. Private drainage. Oil fired boiler providing heating to radiators and domestic hot water.

**What3Words** ///kilt.perky.seaweed

**Viewing Strictly by appointment with TW Gaze.**

**Freehold**  
**Ref**



### Important Notice

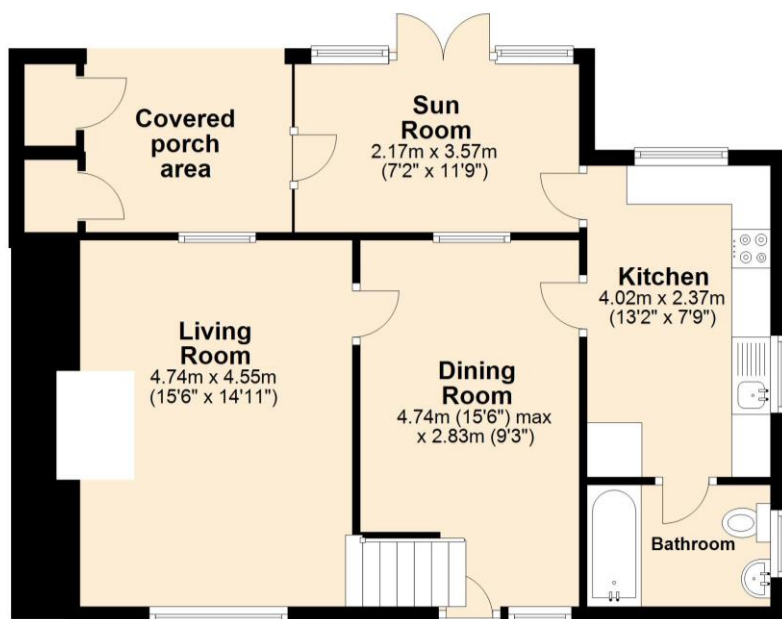
TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



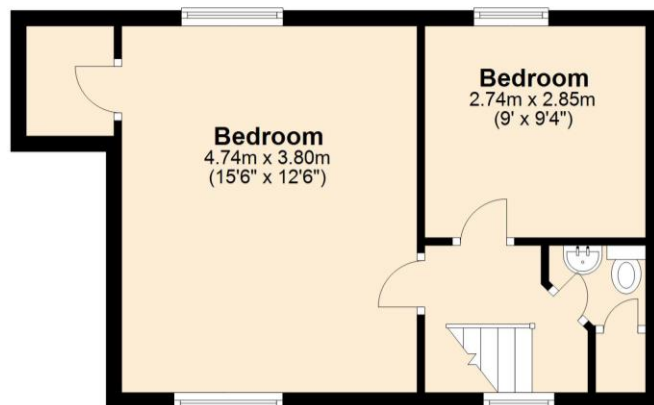
### Ground Floor

Approx. 61.2 sq. metres (658.7 sq. feet)



### First Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



Total area: approx. 94.9 sq. metres (1021.7 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.