



Impressive former vicarage in extensive grounds

The Old Vicarage, Church Hill, Hoxne, Suffolk IP21 5AT

Freehold



Six bedrooms • four bathrooms (three en suite) • kitchen, utility & breakfast room • drawing room, dining room, snug & library • gardens & moat • workshop & studio • parking, garage & carport • about 3.22 acres

Local information

The Old Vicarage is situated to the west of the medieval St Peter & St Paul's Church in the delightful village of Hoxne.

Hoxne is a pretty and historically important village in North Suffolk with an active local community. The village has a charming 15th century public house, The Swan Inn, offering locally sourced food and drink; a village hall; a shop with a post office; a primary school and playing fields.

The village is the location of two significant archaeological discoveries. In 1797, hand axes dating back 400,000 years were found. The Hoxne Hoard, uncovered in 1992, is the largest collection of late Roman gold and silver found in Britain – now on display in the British Museum. Hoxne is also reputed to be the location of the martyrdom of King Edmund in 870, becoming St Edmund, patron saint of England until replaced by St George in 1348.

Within the local area are a number of other attractive villages and market towns. Fressingfield (5.6 miles) is home to the highly regarded Fox and Goose restaurant. Laxfield (9.3 miles) is an ancient village with two public houses including The Kings Head, famed for its unique tap room.

Historic market towns including Eye (3.8 miles), Harleston (9.6 miles) and Framlingham (14.2 miles) offer a wide range of independent shops,

delicatessens, cafés, restaurants and public houses. Framlingham Castle is an especially iconic local landmark.

Diss Railway Station (4.6 miles) offers direct trains to London Liverpool Street from 86 minutes. There is ample parking at the station.

Ipswich (25.3 miles) provides a wide selection of independent and high street shops; numerous restaurants; and a variety of theatres, galleries, and museums.

Norwich (24.6 miles) is the largest city in East Anglia and a substantially complete medieval city. There are myriad shops, restaurants, bars and cafés; two striking cathedrals, and the amazing Norman castle, now a gallery and museum.

Local sporting amenities are fantastic. Stradbroke has a gym, swimming pool and tennis courts; Diss Leisure Centre has a gym and swimming pool; Framlingham College also offers its sporting facilities. There are superb sailing clubs along the Suffolk Coast, as well as well-regarded golf clubs, including Diss, Halesworth and Ipswich.

Education provisions are excellent in both the state and independent sectors, including renowned Framlingham College, Norwich School and Ipswich School, all of which are included in the Good Schools Guide.

All times and mileages are approximate.





About this property

The Old Vicarage, home to the vicars of Hoxne for over 500 years, has been transformed by the present owners into a superb family home.

It is an exceptional historic house, included in Nikolaus Pevsner's "The Buildings of England" series, with an enchanting ancient moat.

The present, Grade II listed, building dates to about 1470 and is believed to sit on the site of a bishop's palace.

The building is timber framed with 15th century style studwork and herringbone brickwork, which was restored in 1870 by the vicar at the time, Edward Heneage Paget.

Internally, the accommodation flows remarkably well with elegantly proportioned and light filled rooms with high ceilings. The partially glazed oak front door leads to a delightful reception hall and library, with French windows out to the garden.

Double doors lead to the bespoke kitchen with granite work surfaces and island; three oven AGA; integrated appliances; double electric oven and Belfast sink. Leading off the kitchen is a useful utility room. Further double doors lead to a bright breakfast room with views overlooking the Waveney valley.

The drawing room has original early-Georgian panelling, a handsome marble chimneypiece and west facing French windows. The dining room has another attractive chimneypiece with an inset wood burning stove.

Beyond the dining room is a study with glazed door to the garden. A further reception room is used as a snug.

The first floor accommodation comprises six well-proportioned double bedrooms, three of which have en suites plus the family bathroom. The principal bedroom is an especially charming room with a south-facing window, which forms part of a suite with a dressing room, and en suite.

OUTSIDE

A prominent feature of the gardens of The Old Vicarage is the incredible moat, older than the house and a scheduled monument in its own right.

The substantial moat, which encloses an area of about 1.3 acres, double the size of a typical parsonage moat, supports that this is a probable site of the original palace for the Bishops of East Anglia. The clear waters are now filled with fish; a charming foot bridge and jetty complete the idyllic image.

To the rear of the house is a large pond with a terrace providing an excellent area for feeding the fish; accompanied by an additional two terraces, there are plenty of areas for alfresco dining. At the front is a magnificent wellingtonia and an ancient mulberry tree.

A drive leads from the gateway built in Hoxne bricks to the house, where there is ample parking. To the side of the house is a workshop, garage and carport with studio above.

SERVICES

Mains water, electricity and drainage; oil fired central heating.





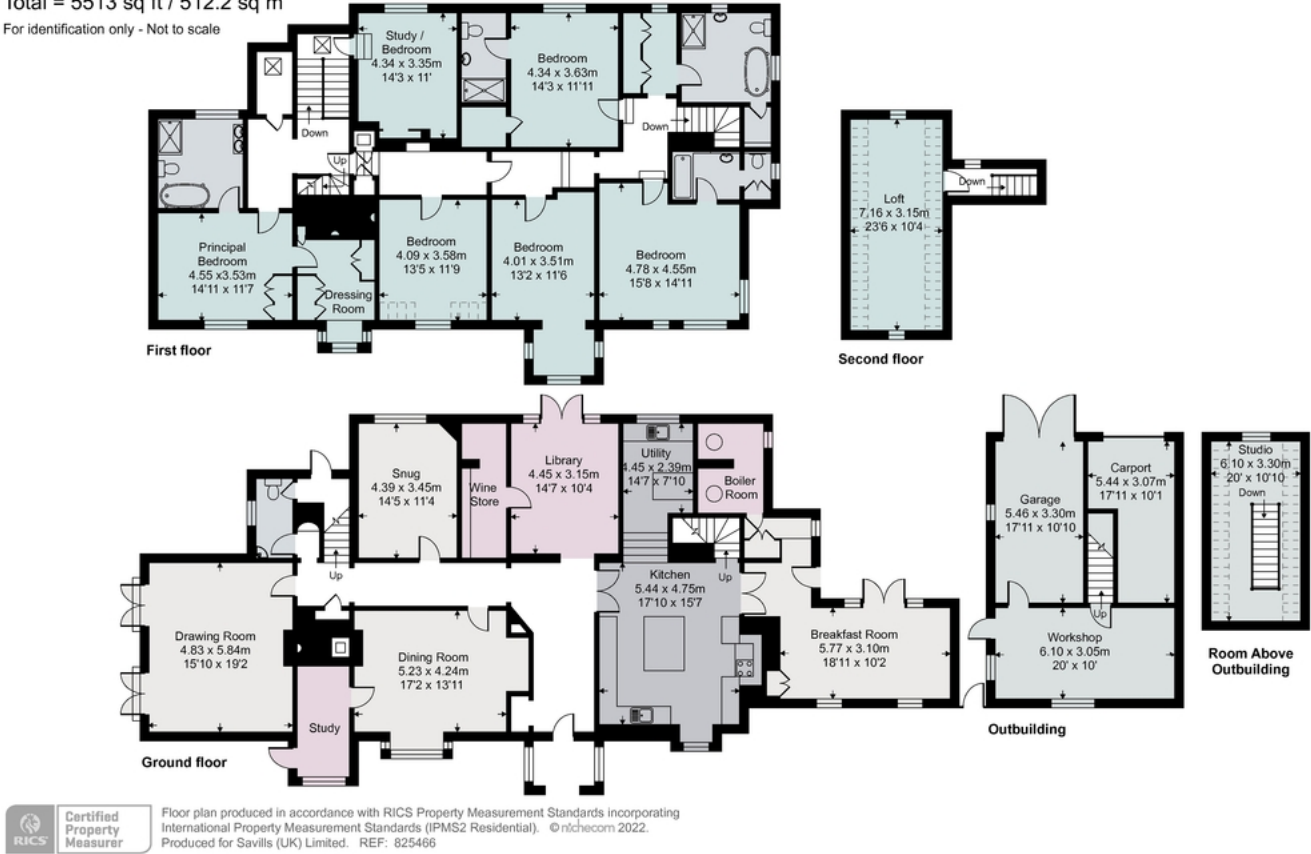




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Approximate Area = 4783 sq ft / 444.3 sq m
Limited Use Area(s) = 190 sq ft / 17.7 sq m
Outbuilding = 540 sq ft / 50.2 sq m
Total = 5513 sq ft / 512.2 sq m

For identification only - Not to scale



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