



## SPACIOUS FAMILY HOME SURROUNDED BY COUNTRYSIDE

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HOMEFIELDS, TIVETSHALL ST MARGARET



# SPACIOUS FAMILY HOME SURROUNDED BY COUNTRYSIDE SET IN ABOUT 6.2 ACRES

HOMEFIELDS, TIVETSHALL ST  
MARGARET

Diss 5 miles, Norwich 17 miles

## The Property

Homefields is an impressive family home, enjoying a peaceful setting within about 6.2 acres of gardens and grounds, and surrounded by unspoilt countryside.

Believed to date back to the 17th century, with later substantial additions and alterations, Homefields is a delightful family home with well-arranged accommodation over two floors. With a handsome south-west facing façade, the house enjoys spacious rooms with good ceiling heights. Of particular note are the elegant drawing room with woodburner and dining room with open fireplace, both with bay windows and views of the surrounding gardens. At the heart of the house is the large kitchen/breakfast room, double aspect with Aga, central island and fireplace, with useful walk-in cupboard and larder. Off the kitchen is the indoor swimming pool, with garden room looking out over the garden and pond, a useful study, shower room and boot room.





All bedrooms are on the first floor, including a wonderful master bedroom with adjoining dressing room, a lovely main guest bedroom and three further bedrooms with two family bathrooms. There is a large landing that was formerly divided to provide a further bedroom, with a second staircase providing ease of access.

### Outside

Homefields is approached from the south, onto a solid drive leading to a parking and turning area and double garage. A covered walkway links the garage to the main house. A second vehicular access gate is to the east of the house, with a further access to the west, leading to the stabling.

The extensive gardens and grounds are a wonderful feature of the property and have been well maintained. The majority of the gardens are laid to lawn, interspersed by shrubs and mature trees including willow, birch and beech. A main expanse of lawn is to the west, continuing to the east with a charming pond with seating areas to take in the views of the pond back to the house and further to the east over open countryside.

An established hedge separates the gardens from the paddocks. The main paddock is post and railed, with a range of stabling and storage buildings on a concrete base, with woodland of poplar trees on the boundary. A further grassed area to the west could provide a further paddock. The land in all totals about 6.2 acres and plays host to a variety of wildlife.



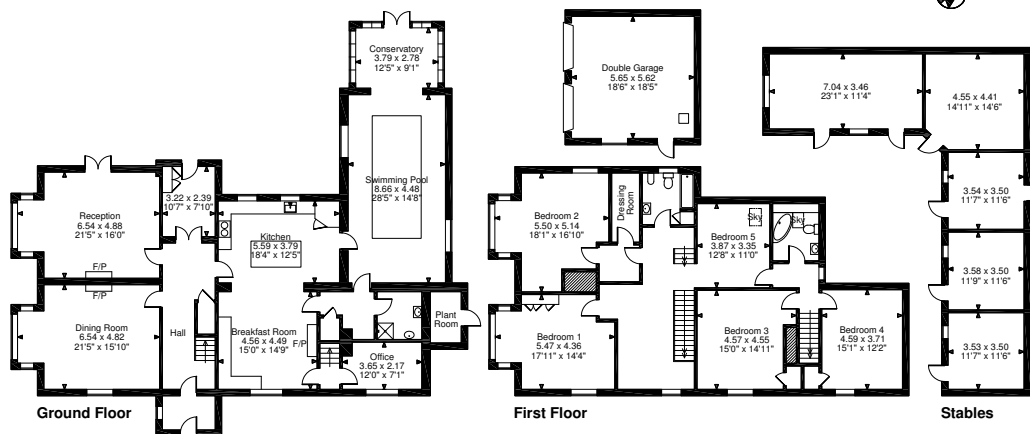
## FLOORPLANS

Main House gross internal area = 3,875 sq ft / 360 sq m

Garage gross internal area = 342 sq ft / 32 sq m

Stables gross internal area = 894 sq ft / 83 sq m

Plant Room gross internal area = 36 sq ft / 3 sq m



### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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### Energy Efficiency Rating

