



23 Low Street, Hoxne

Eye



Minors & Brady

23 Low Street

Hoxne, Eye

This captivating Grade II listed cottage is brimming with character, charm, and history at every turn. Set over four floors, the property offers versatile living spaces, from a welcoming sitting room with an inglenook fireplace to a lower ground family/dining room. Exposed timber beams and traditional features create a warm, inviting atmosphere throughout. The kitchen is bright and practical, with direct access to private, non-overlooked gardens perfect for relaxing or entertaining. Three bedrooms, a modern shower room, and flexible living areas ensure comfort and functionality for modern life. With on-road parking and a tranquil village setting overlooking green space, this unique home perfectly blends historic elegance with countryside serenity.

- Grade II listed cottage full of character and historic charm
- Versatile accommodation arranged over four floors
- Welcoming sitting room with inglenook fireplace and LPG-style cast iron burner
- Lower ground family/dining room providing flexible living space
- Bright kitchen with some integrated appliances and direct access to rear garden
- Three bedrooms across first and top floors, with built-in storage
- Modernised ground floor shower room with thermostatically controlled shower
- Private, non-overlooked gardens with patios, lawns, planted borders, and seating areas
- On-road parking and elevated position overlooking green space
- Combination of traditional features and contemporary comforts throughout



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The Location

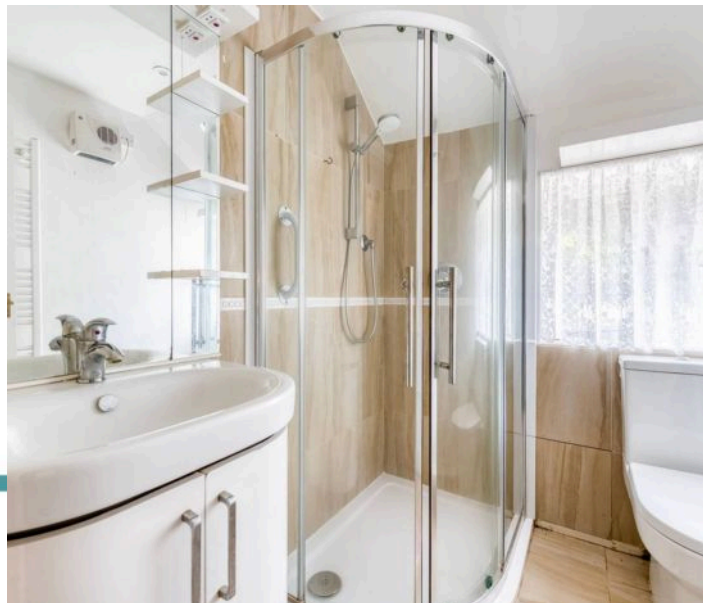
Hoxne is a picturesque, historic village nestled in the heart of Mid Suffolk, in the East of England. Positioned in the scenic Waveney Valley, it lies close to the Norfolk border, around 6 miles west of Diss and 3 miles east of Harleston, giving residents easy access to these charming market towns. While Hoxne itself offers a peaceful, rural setting, essential services, shops, and amenities are conveniently available nearby.

The village is steeped in history, renowned for the discovery of the Hoxne Hoard, the largest collection of Roman gold and silver found in Britain. Community life revolves around local landmarks such as the medieval Church of St. Peter and St. Paul, along with the village's traditional pub and small local facilities.

Primary education is accessible in surrounding villages like Stradbroke, with secondary schools in Harleston and Diss, while healthcare needs are met at GP surgeries in nearby towns.

Transport links are practical for rural living. Hoxne is connected by a network of local roads, with Diss railway station providing regular services to Norwich and London Liverpool Street. Bus routes serve the wider area, though private transport is generally essential.

This location offers the perfect balance of tranquil village life with the convenience of nearby towns and countryside scenery.



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This enchanting Grade II listed cottage combines historic charm with versatile living across four floors, offering a truly unique home in a serene setting. Overlooking a peaceful green space, the property boasts private gardens, abundant character features, and a layout full of quirky, inviting spaces.

With on-road parking and delightful outdoor areas, this home is perfect for those seeking a balance of charm and countryside ambience.

Step through the front door into a welcoming sitting room, where exposed timber beams and a dramatic inglenook fireplace create a warm, inviting atmosphere. A charming LPG-style cast iron burner adds a cosy focal point, while views over the front green space bring the outdoors in.

Wood flooring runs throughout, guiding you into the kitchen and lower ground family room.

The kitchen is bright and practical, featuring integrated appliances, timber beam details, and direct access to the rear garden – perfect for morning coffees or summer entertaining. An inner hallway leads to a modern shower room with a thermostatically controlled shower, combining convenience with contemporary style.



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Downstairs, a spacious lower ground family/dining room provides additional flexible living space, ideal for gatherings, play, or quiet relaxation. Upstairs, two front-facing bedrooms continue the theme of character with exposed beams, while the top floor houses a charming third bedroom with built-in storage.

Outside, the gardens are a peaceful setting. From a charming brick weave patio, steps lead up to a lawn surrounded by planted borders and a covered seating area, ideal for enjoying quiet mornings or alfresco dining.

Additional garden space features a second lawn, mature planting, and a useful timber shed for storage. The property is completely private and non-overlooked, providing a tranquil oasis away from the bustle of everyday life.

Nestled in an elevated position with steps leading to the front door, this home overlooks open green space and offers on-road parking for convenience. Its combination of historic charm, versatile accommodation, and idyllic gardens make it a truly special find.

Agents Note

Sold Freehold

Grade II Listed

Connected to mains water, electricity and drainage.



Basement
171 sq.ft. (15.9 sq.m.) approx.

Ground Floor
377 sq.ft. (35.0 sq.m.) approx.

1st Floor
390 sq.ft. (36.2 sq.m.) approx.

2nd Floor
127 sq.ft. (11.8 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Dreaming of this home? Let's make it a reality



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Meet *Theo*
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