

Silverbirch The Street, Horham

Eye



Minors & Brady



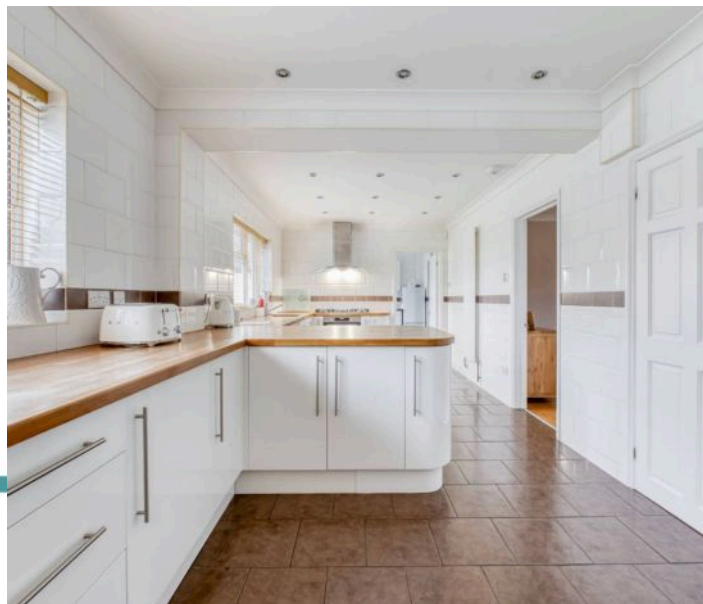
Set back quietly behind gated parking, this is a house that reveals itself gradually rather than all at once. The accommodation has been extended and reworked over time to create a flexible layout with a notably generous ground floor. Multiple reception rooms allow the house to adapt easily to family life, entertaining or home working. At the rear, the outlook opens to south-facing gardens and uninterrupted farmland, giving the property a distinctly rural edge. The kitchen sits at the centre of daily activity, enjoying excellent natural light and views across the garden. Upstairs, four well-sized bedrooms and a practical family bathroom provide comfortable, well-balanced accommodation. Altogether, the house offers space, privacy and versatility within a well-connected village setting.

- Set well back from the road behind gated access, providing privacy and a strong sense of separation from passing traffic
- Extended ground floor accommodation creating a flexible layout suited to modern family living
- Four bedrooms arranged across the first floor, offering comfortable space for family or guests
- A wide selection of reception rooms including lounge, dining room and family room, allowing different uses without compromise
- Bright conservatory positioned to the rear with direct access to the garden and terrace
- Large kitchen spanning the rear of the house, well fitted and designed to accommodate everyday dining as well as food preparation

• **Agents Note**

This property will be sold freehold.

Connected to oil-fired heating, mains water, electricity, and drainage.



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# Silverbirch The Street

## The Location

Silverbirch, set in the charming Suffolk village of Horham, enjoys a peaceful rural setting that perfectly balances countryside living with convenient access to nearby towns and cities. Surrounded by open fields and picturesque landscapes, the property is just a short drive from the A140, providing excellent transport links north and south. Norwich is reachable in around 40 minutes, Ipswich in approximately 50 minutes, while the market town of Diss is only 20 minutes away. Diss offers a vibrant high street, supermarkets, cafés, leisure facilities, and a mainline railway station with direct services to London Liverpool Street in under 90 minutes—ideal for commuters seeking a rural retreat.

Horham benefits from a friendly and active community, with a village hall, shop, and scenic countryside walks on the doorstep. Nearby villages including Stradbroke, Eye, and Hoxne provide a wider range of amenities. Stradbroke is particularly well served, offering a Co-op, independent shops, health and sports facilities, and both primary and secondary schools. Eye, a historic market town less than 15 minutes away, provides further shopping, dining, and schooling options, while Hoxne is renowned for its village pub, shop, and strong community spirit.

Families are well catered for, with a choice of highly regarded schools in the surrounding villages, further education available in Diss and Ipswich, and the University of East Anglia in Norwich within commuting distance. With plentiful countryside walks, local clubs, and good public transport links via nearby bus routes and Diss railway station, Silverbirch is ideally positioned for those seeking rural tranquillity without sacrificing everyday convenience.

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# Silverbirch The Street

Horham, Eye

## The Street, Horham

Tucked well back from the road behind secure gated parking, this substantial and beautifully presented family home immediately gives a sense of space, privacy and flexibility. Originally built in the late 1970s and thoughtfully extended by the current owners in the early 2000s, the house now offers generous, well-balanced accommodation that works perfectly for modern family life.

With open countryside stretching out behind the garden and a sunny south-facing aspect, it combines a rural feel with practical everyday living.

The ground floor is particularly impressive, offering a variety of reception spaces that can be adapted to suit changing needs. There is a comfortable lounge for quieter evenings, a formal dining room ideal for entertaining, and a separate family room that links seamlessly with the conservatory, creating a sociable hub overlooking the garden. A dedicated study provides an excellent work-from-home option, while the conservatory adds a bright, relaxed space with direct access to the terrace and garden beyond.

At the heart of the home sits a large, light-filled kitchen that stretches across the rear of the house. Designed with both practicality and sociability in mind, it features extensive fitted units, quality integrated appliances and a welcoming breakfast and dining area with built-in seating. Large windows frame views across the garden and open fields, flooding the space with natural light throughout the day.



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# Silverbirch The Street

## Horham, Eye

A separate utility room keeps everyday tasks neatly tucked away, with direct access outside and housing the boiler and additional storage.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for families or guests. The principal bedroom benefits from fitted wardrobes, while the remaining rooms enjoy pleasant outlooks either across the front or towards the open farmland at the rear. The family bathroom is generously sized and fitted with both a bath and a separate shower, making it ideal for busy households.

Outside, the property really comes into its own. The front is well screened and approached via gates opening onto a large private parking area, easily accommodating multiple vehicles. To the rear, the garden is predominantly laid to lawn with paved terraces positioned to take advantage of the sun and the views.

A further seating area at the far end of the plot creates a peaceful spot to enjoy the outlook across the surrounding fields, offering a true sense of countryside living.

The former garage has been partially converted to create the study, while still retaining useful storage space at the front, complete with power, lighting and services. There is also scope for future adaptation, subject to the usual permissions.

Set within the popular village of Horham, the property enjoys a strong sense of community with local amenities, social facilities and countryside walks close by. Nearby towns provide a wider range of shops, schools and services, making this an ideal home for those seeking space, comfort and a rural setting without feeling isolated.







**TOTAL FLOOR AREA : 1626 sq.ft. (151.1 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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