



Nindethana Thornham Road, Gislingham

Eye



Minors & Brady



# Nindethana Thornham Road

Gislingham, Eye

An immaculately presented, individually designed home set on the outskirts of a thriving Suffolk village, offering an appealing balance of space, efficiency and everyday comfort just 25 minutes from Bury St Edmunds. Built to a high specification with a strong emphasis on energy efficiency and low maintenance, the house provides light-filled, well-proportioned accommodation suited to modern family life, with generous reception spaces, four double bedrooms and versatile ancillary areas. Mature gardens, a gated driveway and a detached double garage with room above create a sense of privacy and flexibility, while the village setting ensures day-to-day amenities and countryside walks are close at hand, a considered, well-connected home designed for long-term living.



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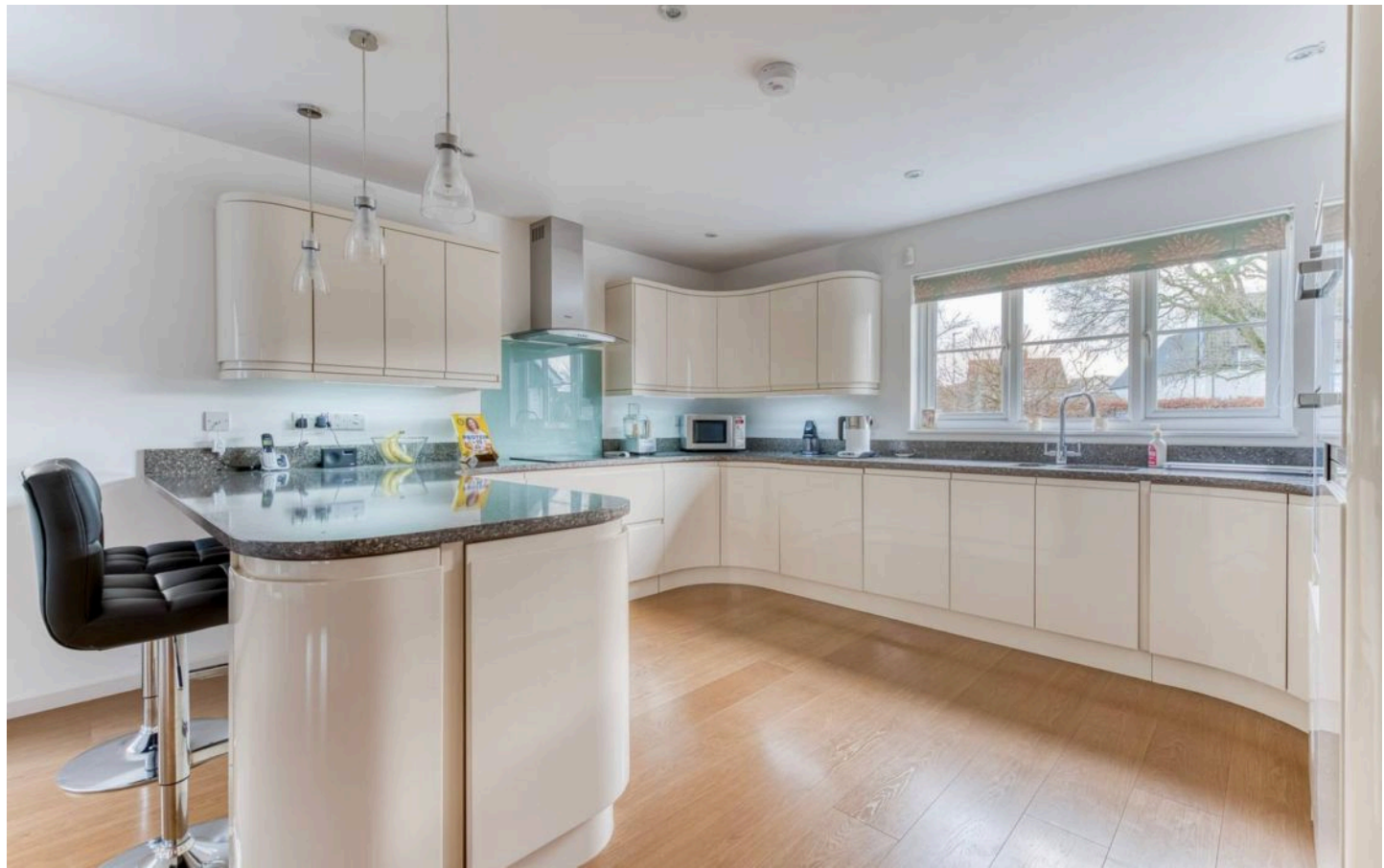
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Gislingham, Eye

- Individually designed residence built in 2011 by its current owners, set on the edge of a thriving and well-served Mid-Suffolk village approximately 25 minutes from Bury St Edmunds
- Architect designed accommodation with over 2,700 sqft, arranged over two floors with generous, well-proportioned rooms throughout
- High specification construction with a strong emphasis on energy efficiency, low maintenance and long-term running costs
- Air source heat pump with underfloor heating to the ground floor, ceramic convactor radiators to the first floor and a whole-house heat recovery system
- Light-filled reception spaces including a vaulted entrance hall, dining hall/family room and a triple-aspect sitting room with elevated ceiling and wood-burning stove
- Well-appointed kitchen and breakfast room with Silestone work surfaces, integrated appliances and adjoining utility room
- Four double bedrooms all with built-in wardrobes, including a dual-aspect principal suite with en-suite bath and shower room and a second en-suite bedroom
- Gated gravel driveway with block-paved parking leading to a detached double garage with power, water and a converted roof space suitable for home working or hobbies
- Mature front and rear gardens offering privacy and year-round interest, with kitchen garden, terraces and established planting
- Village-edge position combining a sense of space and seclusion with easy access to local amenities, countryside walks and wider transport connections



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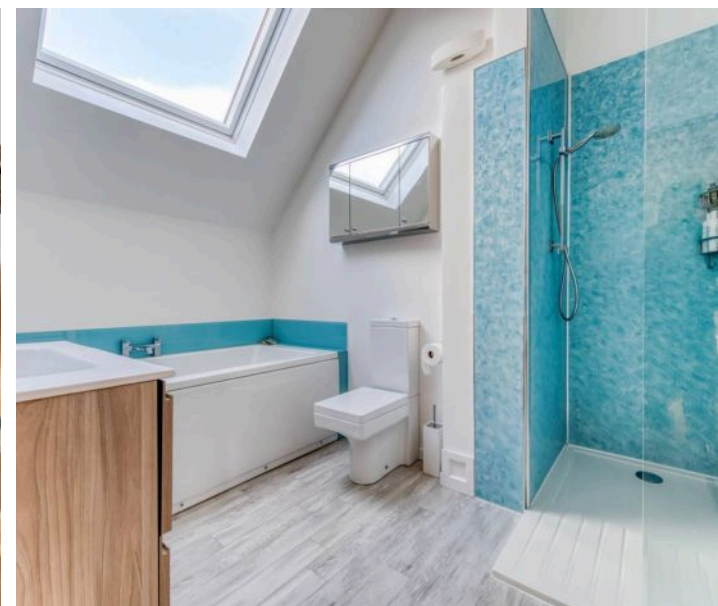
Gislingham, Eye

## Gislingham

Thornham Road is situated in the charming Suffolk village of Gislingham, near the market town of Eye, offering a peaceful yet well-connected rural lifestyle. The village itself enjoys several amenities, including a village store, a primary school with an outstanding Ofsted rating, and a fine parish church of medieval origin, which together create a strong sense of community.

For families, further schooling options are available in nearby villages, while secondary education can be found at Hartismere School in Eye. The surrounding countryside is dotted with other villages providing additional local facilities, while larger centres such as Stowmarket and Diss offer a wider array of shops, services, and leisure options.

The historic cathedral town of Bury St Edmunds lies within easy reach, showcasing an excellent range of amenities, public and private schooling, and leisure facilities including health clubs, swimming pools, and golf courses. Despite its rural setting, Gislingham benefits from good transport links: the A14 and A11 (M11) provide convenient road access, while rail commuters can reach London Liverpool Street in approximately 95 minutes from Diss or 80 minutes from Stowmarket. Norwich is also easily accessible by both road and rail, ensuring the village combines rural charm with practical connectivity.



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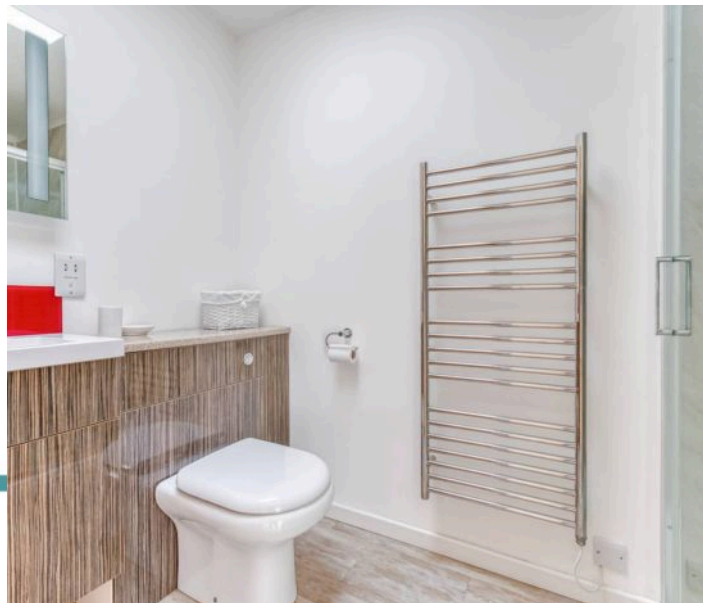
Gislingham, Eye

Individually built in 2011 by the current owners, the property was conceived with longevity in mind. Constructed to then-current thermal regulations and finished to a high specification, it combines modern methods with timeless materials. Brickwork, K-Rend and Eternit fibre cement weatherboarding sit comfortably beneath a pantiled roof, giving the house a confident yet understated character. Inside, over 2,700sqft of well-proportioned accommodation unfolds across two beautifully considered floors.

At the heart of the home is a welcoming entrance hall, crowned by a vaulted, mono-pitched glazed roof that draws natural light deep into the plan. Pale oak stairs rise gently to the galleried landing above, while the hall flows effortlessly into the dining hall and family room, a versatile and social space with garden access that lends itself equally to quiet mornings and lively gatherings. Beyond, the triple-aspect sitting room is a standout: generously scaled, with an elevated ceiling, views across the gardens and a cassette wood-burning stove providing warmth and atmosphere during cooler months.

The kitchen and breakfast room is both practical and elegant, fitted with a comprehensive range of cabinetry, Silestone work surfaces and a full suite of integrated appliances. A breakfast bar encourages informal dining, while windows to two aspects ensure the space remains bright throughout the day. A well-appointed utility room sits discreetly alongside, with additional storage, garden access and housing for the home's advanced energy systems, complemented by a cloakroom off the main hall.

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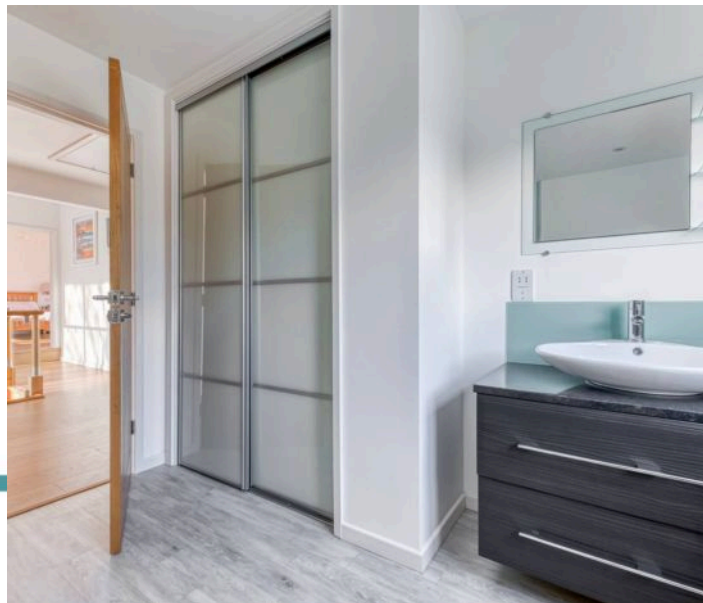
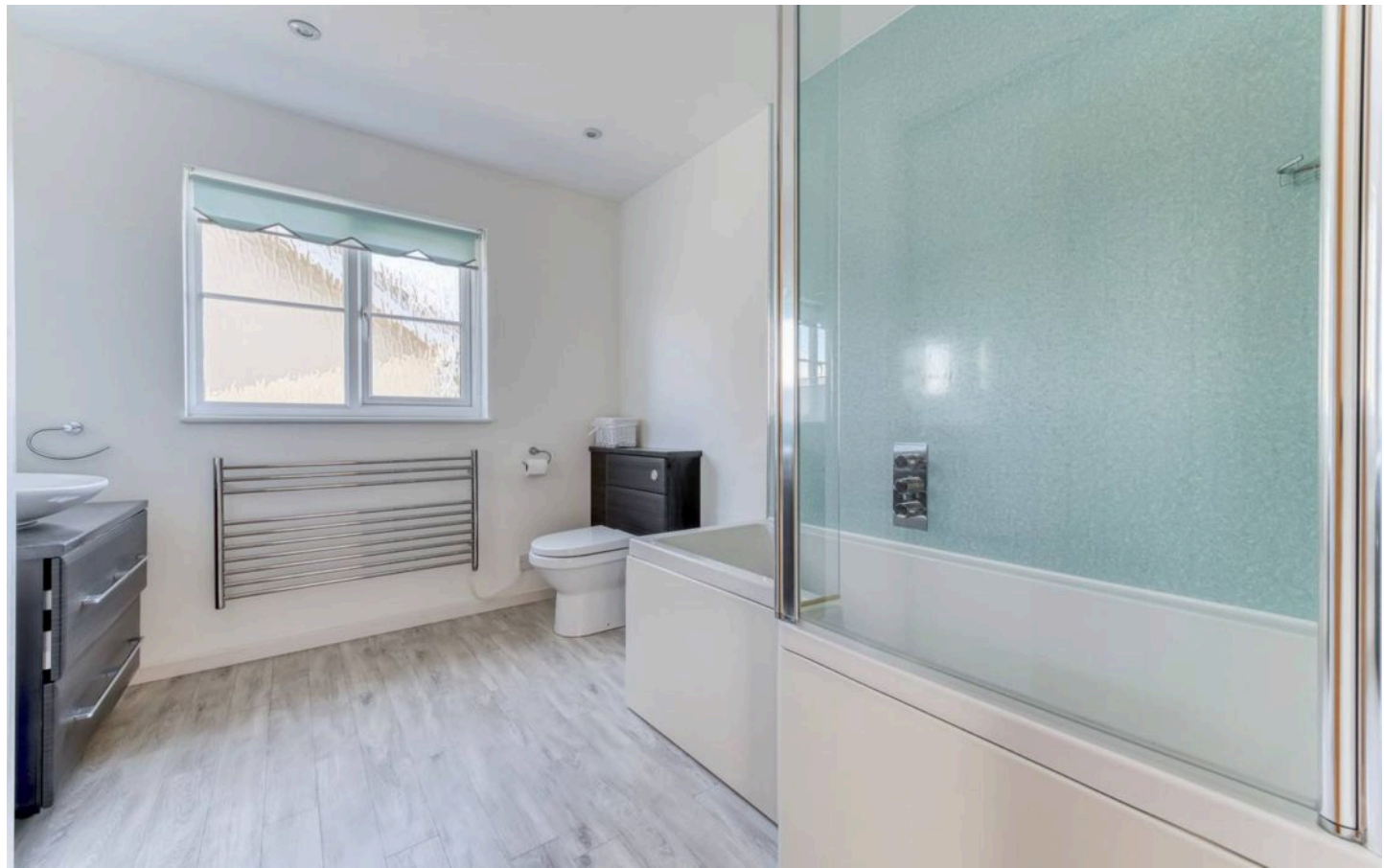
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Upstairs, a spacious galleried landing with a semi-vaulted ceiling creates a sense of openness and calm. All four bedrooms are comfortable doubles with built-in wardrobes. The principal suite is particularly appealing: dual aspect, semi-vaulted and served by a generous en-suite with both bath and separate shower. A second bedroom enjoys its own en-suite shower room and Juliet balcony to the front, while the remaining two bedrooms share a well-designed family bathroom, finished with clean lines and practical detailing.

Throughout, the emphasis on efficiency is clear but unobtrusive. An air source heat pump provides underfloor heating to the ground floor and ceramic convactor radiators upstairs, supported by a heat recovery system, resulting in a home that is both environmentally conscious and economical to run, without compromising comfort.

Outside, a five-bar gate opens to a gravelled driveway with additional block-paved parking, leading to a detached double garage with power, light and water. Above, a converted roof space offers flexible additional accommodation, ideal for home working or creative pursuits.



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The gardens are a true extension of the house: lawns softened by mature planting to the front, a productive kitchen garden to the side, and a thoughtfully arranged rear garden designed for relaxation. Shingle and paved paths lead to seating areas and a circular terrace with pergola, perfect for long evenings outdoors, while fencing provides privacy without isolation.

Altogether, this is a house that feels settled and considered, modern yet grounded, efficient yet welcoming, offering a quietly assured lifestyle on the Suffolk countryside's doorstep.

## Agents Note

Freehold

Air source heating system.

Boiler renewed in November 2023.

Timber frame build.



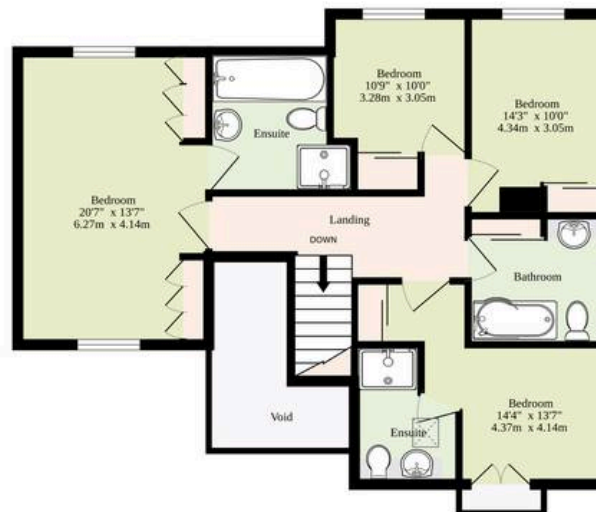
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



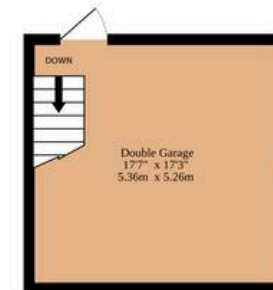
Ground Floor  
1149 sq.ft. (106.7 sq.m.) approx.



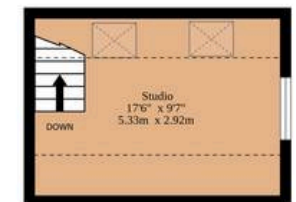
1st Floor  
1093 sq.ft. (101.5 sq.m.) approx.



Garage Ground-Floor  
306 sq.ft. (28.4 sq.m.) approx.



Garage First Floor  
178 sq.ft. (15.8 sq.m.) approx.



Total Sqft Includes The Garage.

TOTAL FLOOR AREA : 2717 sq.ft. (252.4 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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