



Highfield House High Road, Bressingham

Diss



Minors & Brady

Highfield House High Road

Bressingham, Diss

There is a particular ease to life here, morning light spilling across open fields, casual dining at the kitchen island while the countryside stretches quietly beyond, and doors open wide on warm evenings to extend living effortlessly into the garden. Built in 2021 and forming one of just four thoughtfully positioned homes, this detached residence offers four generous double bedrooms, three beautifully appointed bathrooms and an impressive rear extension creating a spacious, high-specification kitchen and dining room with bifold doors framing uninterrupted rural views. With air source heating, EV charging, air conditioning to the first floor and the reassurance of a 10-year build warranty, it is a home designed for contemporary village living, refined, efficient and perfectly placed within Bressingham, just a short drive from Diss and its direct rail links to London.



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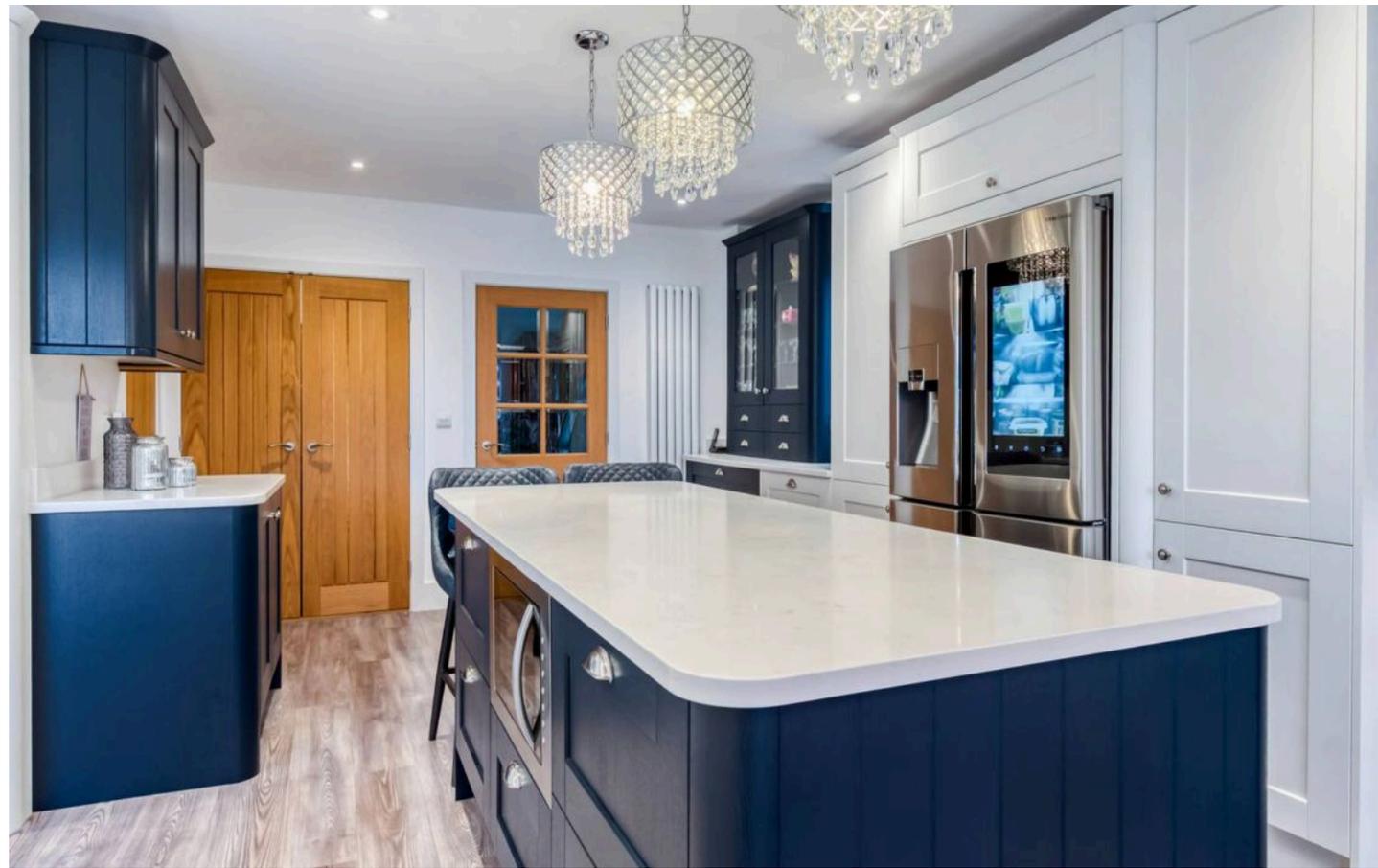


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Highfield House High Road

Bressingham, Diss

- Detached house built in 2021 by a reputable independent developer, forming one of only four exclusive homes in an elevated position
- Benefitting from the remainder of a 10 year build warranty for continued peace of mind
- Extended at the rear with a substantial single storey addition creating an impressive open plan kitchen and dining space with bifold doors to the garden
- Finished to a high specification throughout with granite worktops, central island, integrated appliances and Quooker boiling water tap
- Attractive sitting room with dual aspect windows and wood burning stove set within a feature fireplace
- Four well proportioned double bedrooms including a principal suite with field views, dressing area and upgraded en suite
- Three contemporary bathrooms, all refitted and enhanced to a high quality finish including rainfall shower and modern vanity units
- Energy efficient design with air source heating, air conditioning to the first floor and an EV charging point
- Landscaped rear garden with terrace and lawn backing onto open fields, complete with a powered summer house incorporating home office space and cloakroom
- Generous brick weave driveway providing ample off road parking alongside an integral garage with electric roller door



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Bressingham, Diss

Bressingham

High Road runs through the heart of the village of Bressingham, a small, rural community in South Norfolk, roughly 2.5 miles west of the market town of Diss. The village offers a small convenience shop and the parish church of St John the Baptist, while Diss provides more extensive amenities, including supermarkets, cafés, and independent shops.

Education is well served, with Bressingham Primary School nearby and secondary schooling available in Diss, including Diss High School. Local attractions include the renowned Bressingham Steam & Gardens, which combines beautifully maintained gardens with a working steam railway and museum, offering both a cultural and recreational focal point for residents and visitors.

Transport links are practical: regular bus services connect the village to Diss, and from there, the railway station offers direct routes to Norwich and London. High Road provides a lifestyle that balances quiet village living with access to schools, local amenities, leisure opportunities, and the broader transport network.



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Bressingham, Diss

In a particularly attractive setting on the edge of the village, this distinguished detached residence, built in 2021 by a respected independent developer, forms one of just four thoughtfully positioned homes enjoying an elevated aspect and uninterrupted field views to the rear. Benefiting from the remainder of a 10-year build warranty, the residence has the assurance of modern construction with a refined, contemporary finish throughout.

From the outset, the sense of quality is evident. The entrance hall provides a composed introduction, with cloakroom and staircase rising to the first floor. The property has been enhanced further with a single-storey rear extension, updated kitchen and bathroom suites, and careful attention to detail throughout. Modern efficiencies include air source heating, mains drainage and an EV charging point, reflecting a considered approach to contemporary living.

To the front, the sitting room is beautifully proportioned, dual aspect and filled with natural light, centred around a wood-burning stove set within a feature fireplace, an inviting space for winter evenings.



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The core of the home lies within the kitchen, that has been extended to create an impressive open-plan dining space, designed for both everyday living and entertaining. A bespoke Howdens kitchen is arranged around a central island with granite worktops, integrated appliances and a Quooker boiling water tap. Bifold doors open directly onto the terrace and garden, framing the open fields beyond and drawing the outside in. A well-appointed utility room offers additional storage and appliance space, with internal access to the integral garage, complete with electric roller door, power and light.

Ascend to the first floor, where four generous double bedrooms provide flexibility and comfort. The principal suite enjoys French windows overlooking the fields, a dedicated dressing area and an upgraded en-suite with WC, basin and bidet. Bedroom two also benefits from its own en-suite shower room, while the remaining bedrooms are currently arranged as a study and dressing room, both with fitted storage. The family bathroom has been refitted to a high specification, with bath, separate rainfall shower and contemporary vanity cabinetry. Air conditioning to the first floor ensures comfort through the warmer months.



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Externally, the house is set well back from the road behind a brick-weave driveway providing ample parking. The rear garden is predominantly laid to lawn with paved and brick-weave terraces designed for outdoor dining and relaxed summer gatherings, all against a backdrop of open countryside. A substantial summer house, with power and light, has been partially converted to provide a home office space and cloakroom, ideal for those seeking flexible working arrangements without compromising on lifestyle (stpp).

This is a home that offers both refinement and practicality: modern, efficient and beautifully presented, yet grounded in its rural setting. A rare opportunity to secure a recently built, high-specification village house with open views, generous accommodation and a strong connection to the surrounding landscape.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Air source heat pump.

Electric underfloor heating.

Aircon installed on the first floor.

Neighbour shares the entrance to the private driveways.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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