



2 Soers Close, Thorndon

Eye



Minors & Brady

Quietly set back along a private lane and surrounded by open countryside, this detached village home offers a refreshing take on modern rural living. Designed with passive-style principles at its core, the property combines high-quality construction with advanced environmental systems to deliver exceptional comfort and low running costs. An air source heat pump, mechanical ventilation with heat recovery and rainwater harvesting work together to create a home that performs remarkably well year-round. Inside, well-planned and flexible accommodation is complemented by warm oak finishes and a characterful inglenook-style fireplace. The layout provides both generous living spaces and adaptability, including the option for ground-floor bedroom accommodation if desired. A stylish kitchen with quartz worktops enjoys countryside views, while the first floor offers three bedrooms, including a principal suite with en-suite.

Agents Note

This property will be sold freehold & connected to air-source heat pump, mains water, electricity and drainage.

Please note that access is via a shared driveway from the road, serving three properties, including this one. The driveway is a private close.

- Air source heat pump with underfloor heating and wet radiator system
- Mechanical ventilation with heat recovery for year-round air quality and warmth retention
- Rainwater harvesting system reducing mains water usage and running costs
- Low-maintenance, economical home with impressively low heating and water bills
- Fully hard-wired connectivity including Cat 5a Ethernet, Sky, TV, and alarms





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The Location

Thorndon is a small, rural parish in Suffolk characterised by gently rolling farmland, hedgerows, and scattered woodland. The village has a linear layout, with residential properties set along quiet lanes and easy access to the surrounding countryside. Thorndon is bordered by the neighbouring villages of Occold, Wetheringsett, and Stoke Ash, and lies approximately three miles from the market town of Eye, which provides a range of everyday amenities and local services.

Within the village itself there is a small village shop catering for essential needs, along with the traditional Black Horse pub, which serves as a focal point for the local community. For more extensive shopping, residents make use of the convenience stores and independent shops in Eye, including a Co-op, while larger supermarkets such as Sainsbury's, Tesco, and Aldi are available in Stowmarket.

Thorndon is well suited to family life, with Thorndon Church of England Primary School providing local primary education. Secondary schooling is available at Hartismere School in Eye, as well as a wider choice of schools in Stowmarket.

Transport links reflect the village's rural setting. Most residents rely on the car for day-to-day travel, although local bus services connect Thorndon with Eye, Diss, and Stowmarket. Mainline rail services can be accessed from both Diss and Stowmarket stations, offering direct connections to London and Norwich.

Overall, Thorndon offers a quiet countryside lifestyle with a strong sense of community, complemented by convenient access to nearby villages and market towns for shopping, education, and transport links.



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Soers Close, Thorndon

This distinctive detached village home is discreetly positioned along a private road and enjoys far-reaching views across open countryside. Set within a peaceful rural environment, the property immediately stands apart thanks to its carefully considered design and emphasis on long-term efficiency, comfort, and sustainability. The current owner highlights the low-maintenance nature of the house, together with significantly reduced water and heating costs, making it an appealing home both environmentally and economically.

Constructed to an impressively high standard, the property was designed with the principles of a passive-style build in mind and came close to achieving full passive house status.

A combination of modern construction techniques and advanced environmental systems results in a home that performs well year-round. Heating is provided via an air source heat pump, supplying underfloor heating throughout the ground floor, complemented by a wet radiator system to the first floor. In addition, a Brink Renovent Excellent mechanical ventilation system with heat recovery operates throughout the house, helping to maintain consistent indoor air quality while retaining warmth, with a manufacturer-quoted efficiency of up to 95%.

Further enhancing the eco-credentials is a rainwater harvesting system that collects water from the roof, gutters, and surface areas. This is stored in a below-ground tank located beneath the garage and reused within the house, contributing to reduced mains water consumption. These thoughtful features work together to create a home that is practical, future-focused, and economical to run.



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Internally, the presentation reflects the care given to the exterior. A welcoming reception hall provides access to the principal ground-floor rooms. Much of the ground floor benefits from attractive oak flooring, which pairs well with matching architraves and internal doors to create a cohesive and warm aesthetic. The main reception room is a comfortable and characterful space, featuring a brick inglenook-style fireplace that adds a focal point and sense of tradition to the otherwise contemporary build. The layout is flexible and well suited to modern living. While the house is designed with three bedrooms on the first floor, along with a family bathroom and an en-suite to the principal bedroom, the ground floor offers the option of an additional bedroom or a separate dining room, depending on individual needs. A conveniently positioned shower room adjacent to this space makes it entirely suitable for single-level living if required.

The kitchen is well proportioned and incorporates a dedicated dining area, offering an appealing alternative to a formal dining room. Finished with smart, quartz-topped units, it is both functional and stylish, with pleasant views across the rear boundary that further enhance the connection to the surrounding countryside. Naturally, the property is fully double glazed throughout.

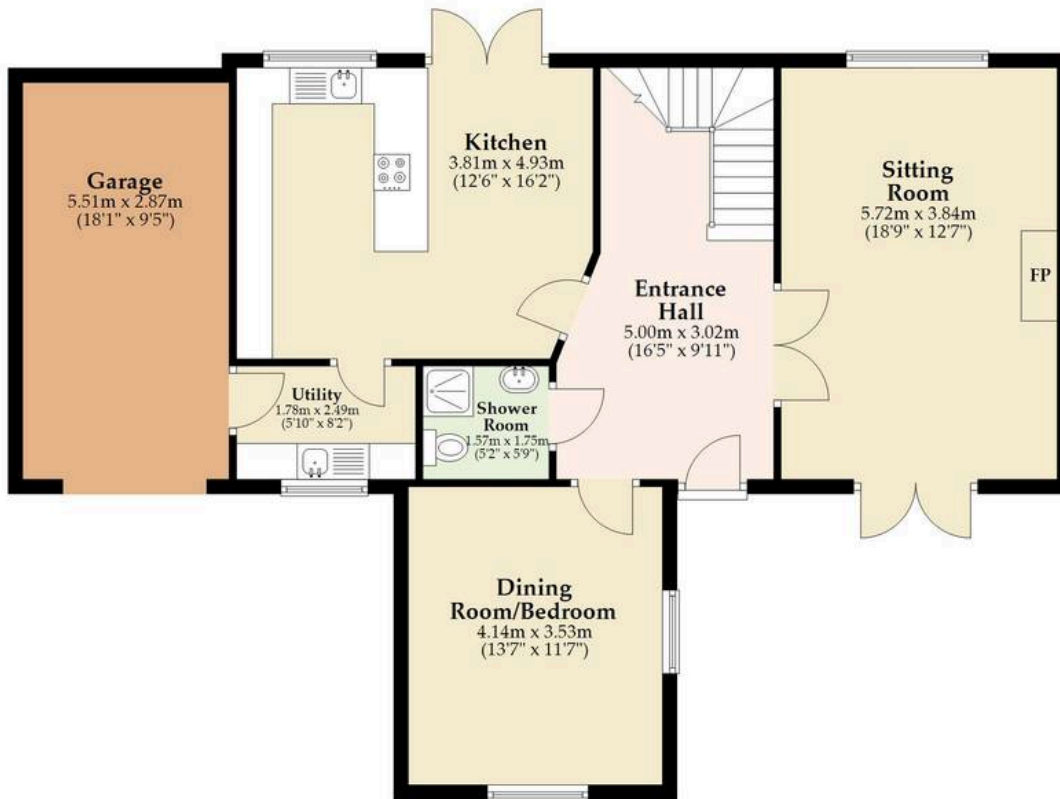
Practical considerations have not been overlooked. The house is fully hard-wired with cabling for smoke detectors, telephone, television, Sky, and Ethernet Cat 5a, providing excellent connectivity and peace of mind. Altogether, this is a thoughtfully designed village home that blends modern technology with comfort and flexibility, offering an exceptional lifestyle choice in a rural setting.



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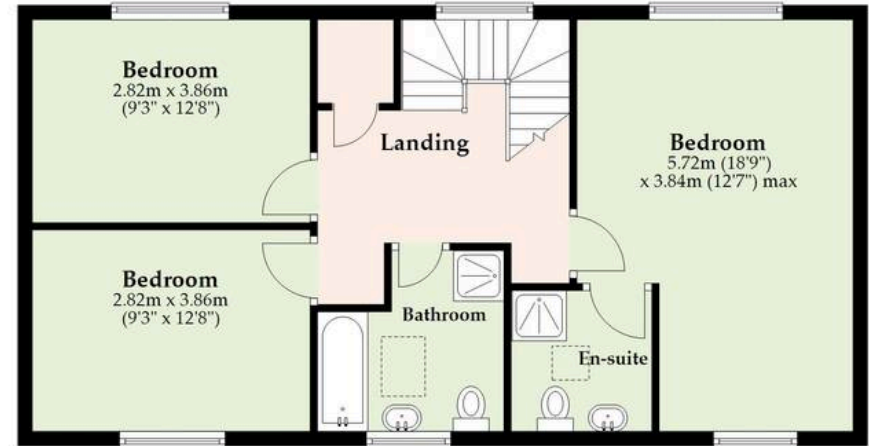
Ground Floor

Approx. 97.0 sq. metres (1043.9 sq. feet)



First Floor

Approx. 66.3 sq. metres (714.0 sq. feet)



Total area: approx. 163.3 sq. metres (1757.9 sq. feet)

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.

Plan produced using PlanUp.

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



Meet *Nicola*
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Meet *Theo*
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