



Hareview Hoxne Road, Denham

Eye



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# Hareview Hoxne Road

Denham, Eye

Hareview offers an immediate sense of calm and countryside ease, the kind of home where wide skies, open field views and a generous garden create a lifestyle that feels unhurried and deeply connected to its rural surroundings. Set back from the lane in the peaceful village of Denham, it combines the comfort of a spacious family house with the rare advantage of a beautifully finished self-contained annex, ideal for guests, older children or multi-generational living. The main residence brings together bright, flowing living spaces, a welcoming kitchen at the heart of the home and a choice of flexible rooms that adapt easily to changing needs. Beyond the house, the sweeping lawn, established planting and terrace encourage outdoor living through the seasons, while the annex adds valuable independence with its own light-filled open-plan layout. Altogether, Hareview offers a relaxed, versatile way of living in a setting that feels private, spacious and wonderfully rural.



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- Introducing Hareview, an exquisite detached residence set on a generous size plot within the mid-Suffolk village of Denham
- Two-bedroom self-contained annex located in the garden, suitable for older children, guests or multi-generational living
- Exceptional family home offering 2,190sqft of accommodation in the main residence, ready for you to adapt to your own preferences and style
- Set back from the road, approached via a vast shingle driveway providing ample off-road parking and a beautiful garden that sets the tone
- L-shaped open-plan living/dining room accentuated by a wood burner, a light-filled conservatory, a flexible fourth bedroom/study and a playroom for children
- Kitchen/breakfast room equipped with quality cabinetry, an integrated double oven/hob, a central island/breakfast bar, a functional utility room and a WC
- Principal bedroom benefiting from a private en-suite bathroom, two additional bedrooms and a family shower room
- Extensive, private garden featuring a terrace for outdoor seating, a variety of plants, established beds and a sweeping lawn, ready for you to make your own
- Annex purchased in 2020, showcasing spacious accommodation, high-quality interiors and the opportunity to section its own garden for full privacy



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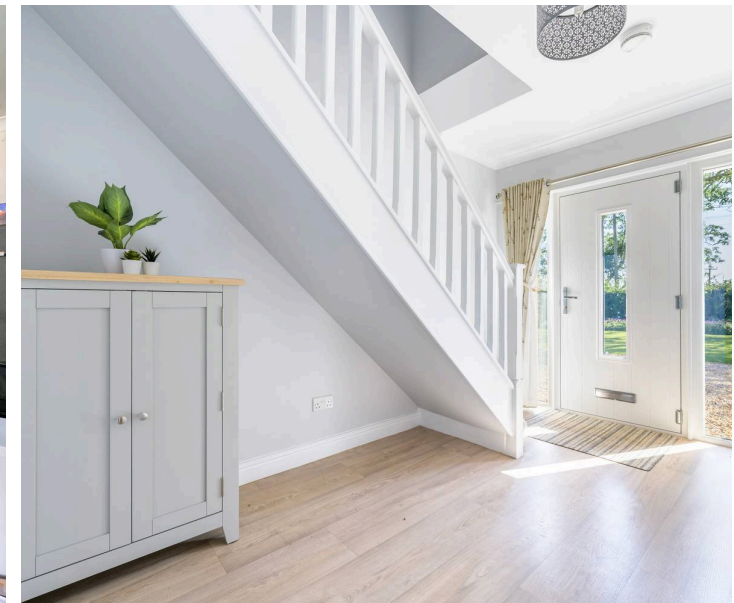
Denham, Eye

## The Location

Situated within the rural hamlet of Denham, this location offers a wonderful sense of peace and tranquillity, surrounded by open farmland and the picturesque Suffolk countryside. The area is particularly appealing to those seeking a slower pace of life, with scenic views, quiet country lanes and an abundance of walks and bridleways waiting to be explored. Despite its rural setting, Denham remains well connected to nearby towns and villages, providing an excellent balance between countryside living and everyday convenience.

Just a short drive away, the popular market town of Eye offers a range of independent shops, cafés, public houses and essential services, all centred around its historic streets and impressive castle ruins. The town hosts a variety of community events throughout the year and provides a welcoming atmosphere that continues to attract residents from across the region.

Further amenities can be found in the surrounding villages, including schooling, recreational facilities and local community services. The wider area is well regarded for its strong sense of community and attractive rural character, making it particularly popular with families, professionals and those looking to enjoy village life.



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For those requiring more comprehensive facilities, the market town of Diss is within easy reach and provides a wider selection of supermarkets, restaurants, leisure facilities, healthcare services and national retailers. Diss also benefits from a mainline railway station offering direct services to Norwich and London Liverpool Street, making the area an attractive option for commuters seeking a countryside lifestyle without sacrificing accessibility.

The surrounding countryside is one of the area's greatest attractions, offering miles of walking routes, cycling opportunities and beautiful landscapes to enjoy throughout the year. With its combination of rural charm, accessibility and excellent nearby amenities, Denham is a highly desirable location for those wishing to embrace the best of Suffolk country living.

## Hoxne Road, Denham

Hareview is a beautifully positioned detached home in the mid-Suffolk village of Denham, offering a calm, rural setting with open field views and a sense of privacy that immediately sets it apart. Set well back from the lane and approached via a wide shingle driveway, the property sits within a generous plot where established planting and a sweeping lawn create an inviting first impression. It is a home that feels welcoming from the outset, with space, light and flexibility woven naturally into its layout.



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Stepping inside, the entrance hall introduces the bright and airy atmosphere that continues throughout the house. The main residence extends to around 2,190 sqft, providing an exceptional family environment that can be adapted to suit a variety of lifestyles. At its heart is an expansive open-plan living space, arranged in an L-shape to create distinct areas for dining and relaxing. A wood burner adds warmth and character, while the adjoining conservatory draws in natural light and frames views across the garden. This is a home designed for everyday comfort as much as for hosting, with rooms that flow easily and invite you to settle in.

The kitchen/breakfast room combines practicality with quality finishes, featuring well-crafted cabinetry, integrated appliances and a central island that naturally becomes the hub of family life. A separate utility room and a ground-floor WC enhance the home's functionality.

Two additional ground-floor rooms, a flexible fourth bedroom or study, and a dedicated playroom, offer valuable versatility, whether for home working, hobbies or simply giving children their own space.

Upstairs, the principal bedroom enjoys its own private en-suite with a contemporary four-piece suite, creating a peaceful retreat at the end of the day. Two further bedrooms are served by a modern family shower room, each space thoughtfully finished and ready for personal touches.



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One of Hareview's most appealing features is the detached, self-contained two-bedroom annex, purchased in 2020 and presented to a high standard. Offering around 664 sq ft of accommodation, it includes an open-plan kitchen/living/dining area filled with natural light from French doors, a utility room, a family bathroom and two bedrooms, one with a walk-in wardrobe. Ideal for older children, guests or multi-generational living, the annex also offers the potential to create its own private garden area if desired, adding further independence and flexibility.

The grounds surrounding Hareview are generous and beautifully established. A terrace provides space for outdoor seating and summer dining, while the lawn stretches out towards the field boundary, creating a peaceful backdrop that changes with the seasons. Mature beds and planting add colour and structure, yet the garden remains a canvas ready for someone to shape to their own style.

Throughout both the main house and the annex, the quality of finish is evident, from integrated appliances to contemporary bathroom suites and modern flooring. The result is a home that feels well cared for and ready to move into, while still offering scope for personalisation.



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Hareview represents a rare opportunity to enjoy rural Suffolk living with space, privacy and versatility at its core. Its combination of a substantial main residence, a thoughtfully designed annex and extensive gardens makes it particularly appealing to those seeking a home that can evolve with their needs. A peaceful setting, generous accommodation and a welcoming atmosphere come together to create a property that is both practical and quietly special.

## Agents Note

Freehold

Connected to mains water, electricity and drainage.

Oil fired central heating.

## Disclaimers:

The annex can not be rented.



**Ground Floor**  
Approx. 1432.1 sq. feet



**First Floor**  
Approx. 758.4 sq. feet

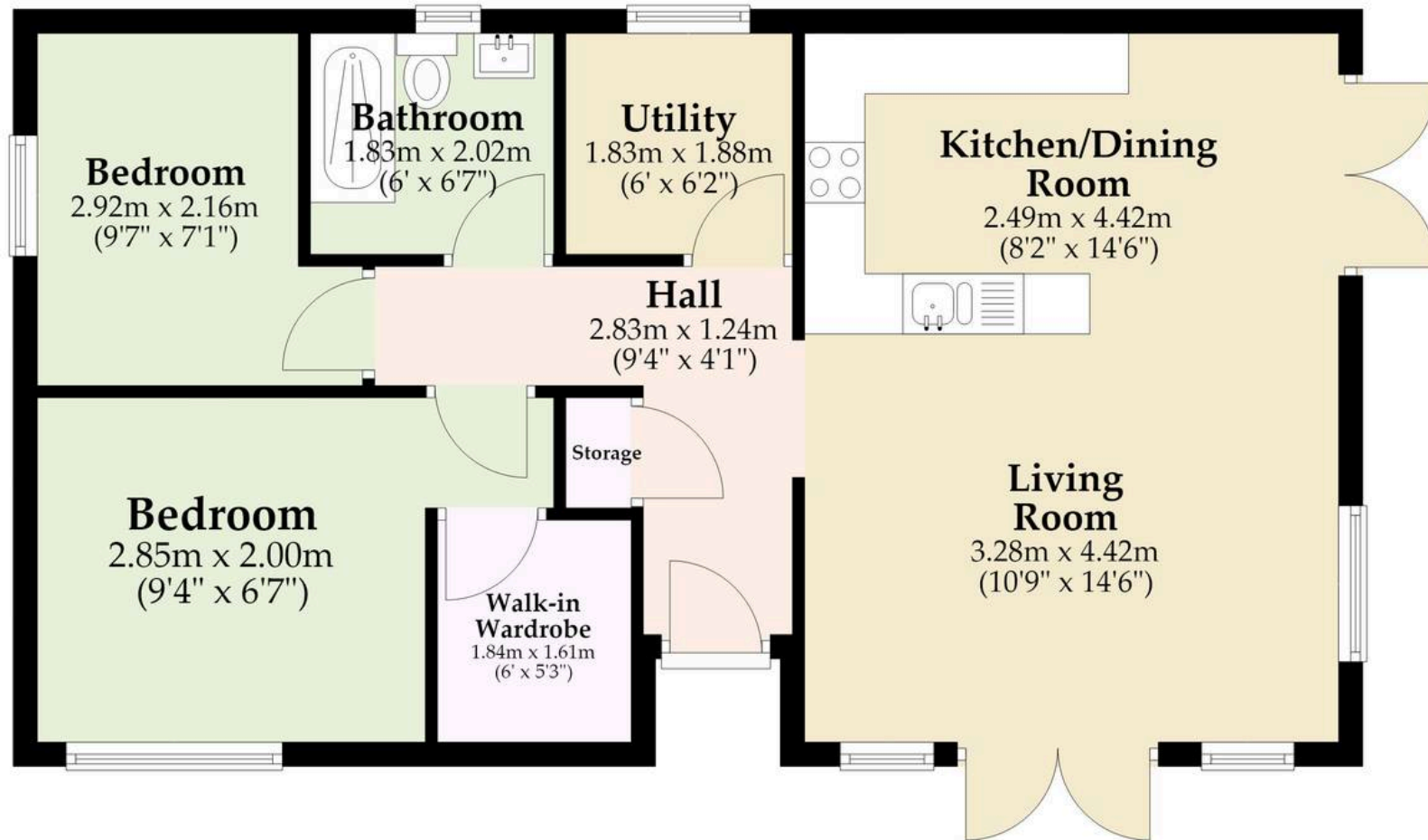


Total area: approx. 2190.5 sq. feet

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.

## Annex

Approx. 61.7 sq. metres (664.0 sq. feet)



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