



1 Dragon Hill Cottages Hoxne Road, Eye
Minors & Brady



1 Dragon Hill Cottages Hoxne Road Eye

A charming countryside cottage with character, space and stunning field views in every direction. This beautifully presented three-bedroom semi-detached home combines traditional period features with modern comforts, creating a warm and inviting living environment. The property boasts a spacious kitchen/dining room, a characterful sitting room with an open fireplace, and the added convenience of both a ground floor shower room and first-floor family bathroom. Outside, the generous and versatile gardens offer plenty of space for relaxing, entertaining and enjoying the peaceful rural surroundings. Further benefits include ample off-road parking, a garage and solar panels. Surrounded by open countryside and scenic walking routes, this attractive cottage offers an idyllic village lifestyle while remaining practical for everyday living.

- Charming three-bedroom semi-detached cottage
- Beautiful rural setting with attractive field views
- Character features including exposed beams and open fireplace
- Spacious kitchen/dining room ideal for modern family living
- Convenient ground floor shower room and first-floor family bathroom
- Separate utility room providing additional storage and practicality
- Generous and versatile gardens to the front and rear
- Ample off-road parking and garage
- Solar panels helping to improve energy efficiency
- Surrounded by picturesque countryside and excellent walking routes nearby





1 Dragon Hill Cottages Hoxne Road

Eye

The Location

Eye is a charming town in north Suffolk, known for its picturesque streets, independent shops, traditional butchers, cafés, and welcoming pubs. The town benefits from a strong sense of community, with regular local markets, recreational green spaces, and facilities such as a library, health centre, and sports clubs.

Families are well catered for, with a primary school in the town centre and nearby Hartismere School, which has been rated “Outstanding” by Ofsted. The combination of good schools, amenities, and a friendly community makes Eye a popular choice for families and downsizers alike.

The town is conveniently located for commuting and day trips. Diss, just 4–5 miles away, provides a mainline rail service to London Liverpool Street in around 90 minutes, while the larger towns of Ipswich, Norwich, and Bury St Edmunds are all within roughly 20 miles. At the same time, Eye offers a relaxed, rural lifestyle with plenty of countryside walks, parks, and scenic views.

With its mix of character, convenience, and community spirit, Eye provides an appealing setting for those seeking a balanced lifestyle in a friendly and well-connected town.





1 Dragon Hill Cottages Hoxne Road

Eye

Dragon Hill Cottages, Eye

Occupying a delightful rural position with attractive views across open fields, this charming three-bedroom semi-detached cottage beautifully combines period character with practical modern living. Full of warmth and personality, the property enjoys spacious accommodation throughout, generous outside space and a wonderful countryside setting, making it an ideal home for those seeking a quieter pace of life.

The property welcomes you via an entrance hall, where a useful ground floor shower room provides added convenience for family living and visiting guests. From here, the home opens into a spacious kitchen/dining room, a sociable and functional space that forms the heart of the property. Fitted with a range of wall and base units, integrated dishwasher, electric oven and hob, the kitchen offers excellent storage and preparation space while retaining a welcoming cottage feel. A separate utility room provides further practicality, offering additional storage and laundry facilities away from the main living areas.

The sitting room is a particularly inviting space, showcasing many of the property's character features. Exposed beams and an attractive open fireplace create a cosy atmosphere, while French doors open directly onto the garden, allowing natural light to flood the room and creating a seamless connection between the indoor and outdoor spaces.



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Upstairs, the cottage continues to impress with three well-proportioned bedrooms. The principal bedroom enjoys dual-aspect windows, while the second bedroom offers generous proportions and pleasant views over the surrounding area. A comfortable third bedroom provides flexibility for families, guests or those working from home. These rooms are served by a family bathroom, complementing the ground floor shower room and providing excellent convenience for modern living.

Externally, the property benefits from highly adaptable outside space that can easily cater to a variety of lifestyles. To the front, gated access leads to ample off-road parking alongside a lawned garden bordered by mature trees and established planting. A garage provides further storage or parking options. The rear garden continues the appeal, offering a combination of lawned areas, a decked seating space and a summer house, creating an ideal environment for entertaining, relaxing or enjoying the surrounding countryside setting.

Further enhancing the property's appeal are the installed solar panels, helping to support energy efficiency. Surrounded by attractive rural scenery and enjoying far-reaching field views, this characterful cottage offers a rare opportunity to acquire a home that successfully combines period charm, generous living space and a sought-after countryside location.

Agent's Note

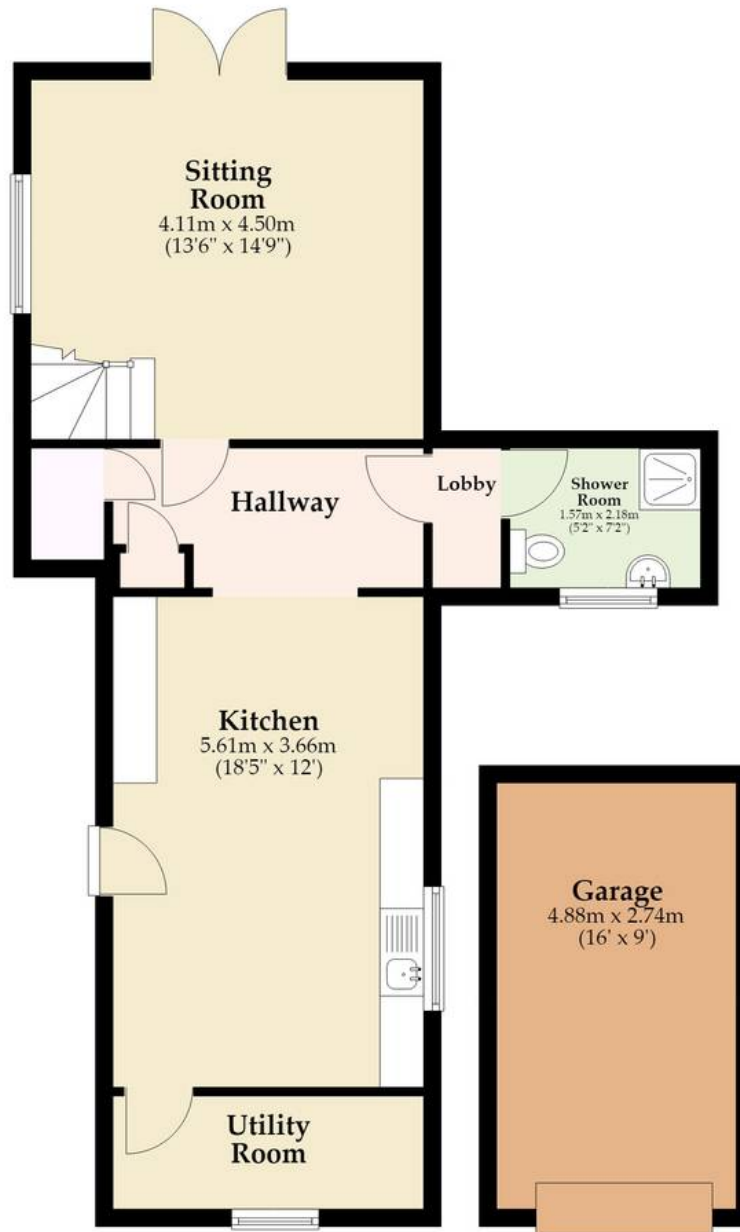
This property will be sold freehold and connected to oil-fired heating, treatment plant, mains water and electricity.



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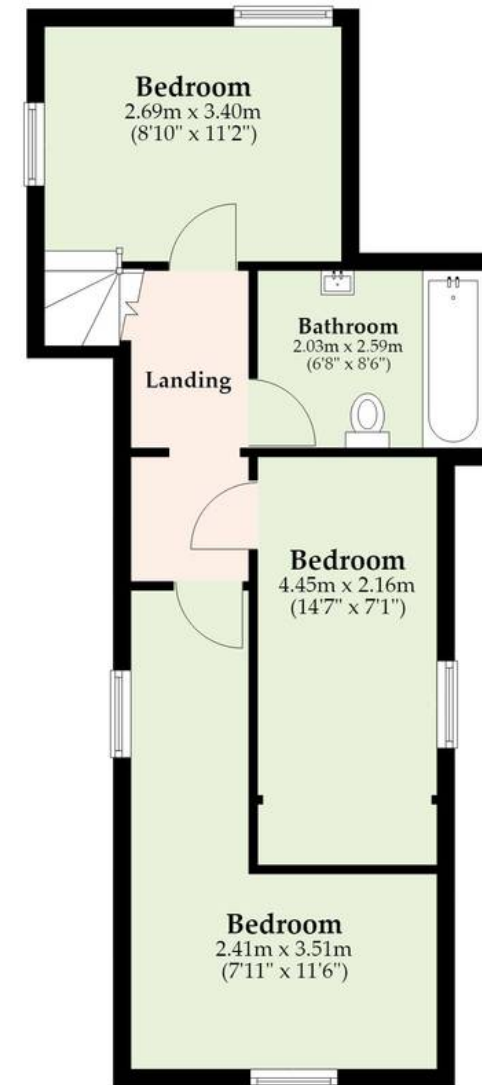
Ground Floor

Approx. 70.1 sq. metres (754.2 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



Total area: approx. 107.4 sq. metres (1155.7 sq. feet)

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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.

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