



Kestrel House Grange Road, Wickham Skeith

Minors & Brady



Kestrel House Grange Road

Wickham Skeith, Eye

Set against a backdrop of open Suffolk countryside on the edge of the sought-after village of Wickham Skeith, Kestrel House is an impressive newly built residence that balances classic architectural design with the comfort and efficiency of modern living. Constructed by the highly regarded Osborn Homes, the property offers beautifully proportioned accommodation, refined interiors and generous gardens with far-reaching rural views. A double garage with office/studio above, extensive parking and versatile living space further enhance its appeal, creating a home perfectly suited to both family life and entertaining. Enjoying a wonderful sense of space, privacy and connection to its surroundings, Kestrel House presents an exceptional opportunity to embrace a distinguished countryside lifestyle in one of Mid Suffolk's most attractive settings.

Agents Notes

Freehold.

Air source heat pump.

Septic tank.

Connected to mains water.

Please note that this residence shares a driveway with the neighbouring property.



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- Impressive newly built country residence by the well-regarded Osborn Homes
- Beautiful edge-of-village setting on the southern outskirts of Wickham Skeith, adjoining open farmland
- Over 2,800 sqft of thoughtfully designed accommodation arranged over two floors
- Air source heating, underfloor heating to the ground floor and full fibre broadband, combining contemporary efficiency with everyday comfort
- Striking open reception hall and three versatile reception rooms suited to modern family living
- Exceptional kitchen and dining room featuring quartz worktops, premium integrated appliances and bifold doors to the terrace
- Four generously proportioned bedrooms, one of which is a luxury principal bedroom
- Detached double garage with office/studio above, offering excellent flexibility for home working or guest accommodation, subject to any necessary consents
- Extensive porcelain-paved terraces, substantial gardens and far-reaching countryside views



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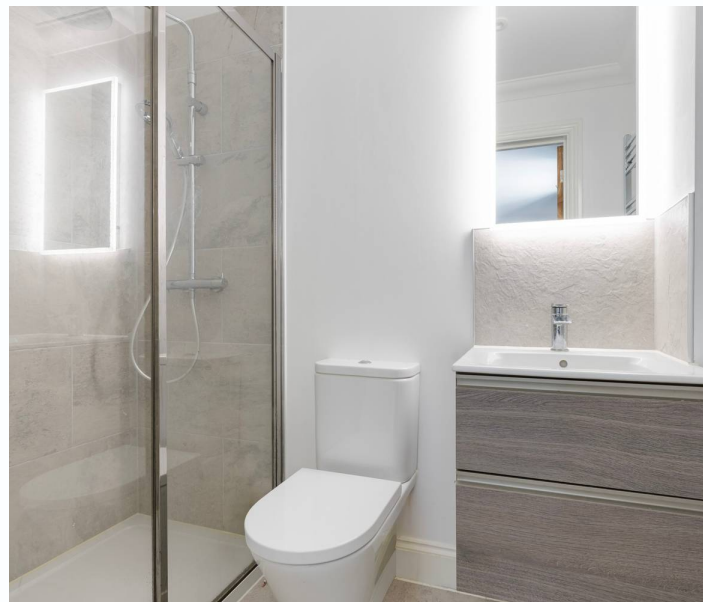
Location

Grange Road is situated within the charming Suffolk village of Wickham Skeith, a peaceful rural community surrounded by attractive countryside and agricultural farmland. The village enjoys a tranquil setting within the heart of Mid Suffolk, offering a lifestyle defined by open space, quiet surroundings and a strong connection to the local landscape.

The surrounding countryside is ideal for those who enjoy outdoor pursuits, with an abundance of country lanes, footpaths and scenic walking routes weaving through the neighbouring farmland. The area is known for its far-reaching views, natural beauty and sense of seclusion, creating an environment that feels both relaxed and enduringly rural.

Despite its peaceful atmosphere, Wickham Skeith is conveniently positioned for access to a number of well-served market towns. The historic town of Eye is just a short drive away and provides a range of independent shops, cafés, schooling and everyday amenities. Diss offers a broader selection of retail and leisure facilities, together with a mainline rail service providing direct links to London Liverpool Street, while Stowmarket also offers excellent shopping, schooling and transport connections.

For commuters, families and those looking to enjoy the Suffolk countryside, Grange Road represents an appealing location. Its combination of rural surroundings, village charm and accessibility to nearby market towns makes it a highly desirable setting in this attractive part of the county.



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Kestrel House: A Refined Countryside Residence

Occupying an exceptional position on the southern outskirts of the charming Mid-Suffolk village of Wickham Skeith, Kestrel House enjoys a wonderfully private and picturesque setting, with its generous gardens gently extending towards open farmland. Framed by far-reaching countryside views, the property combines the tranquillity of rural living with the reassurance and efficiency of a beautifully crafted contemporary home.

Constructed by the highly regarded Osborn Homes, this impressive newly built residence has been thoughtfully designed in a classic architectural style, presenting attractive heritage brick elevations beneath traditional pantile roofs. The result is a home of enduring elegance, seamlessly blending timeless character with modern comfort and energy-efficient living.

Reception Rooms

Extending to over 2,800 sqft, Kestrel House is arranged in an attractive L-shaped configuration, creating a welcoming sense of arrival and a natural connection between the house and its gardens. A striking open reception hall immediately sets the tone, with generous proportions and an abundance of natural light flowing throughout the home.



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The accommodation has been carefully planned to suit both family life and entertaining. Three beautifully proportioned reception rooms provide flexibility for formal occasions, relaxed everyday living and home working, while the principal sitting room is centred around a stylish black Clearview wood-burning stove and opens directly onto the rear terrace through bifold doors, allowing indoor and outdoor spaces to blend effortlessly during the warmer months.

At the heart of the home lies a superb kitchen and dining space, designed as a social and practical hub. Finished to an exceptional standard, the bespoke kitchen features elegant marble-effect quartz worktops, a comprehensive range of stylish cabinetry and a suite of integrated appliances including twin ovens, microwave, warming drawer, induction hob with ceiling extractor, full-height fridge and freezer, and dishwasher. Bifold doors open onto the terrace, creating an ideal setting for al fresco dining while enjoying uninterrupted countryside views.



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Bedrooms & bathroom Suites

The first-floor offers four generously appointed bedrooms, perfectly arranged to provide both comfort and privacy. The principal suite enjoys a luxurious en-suite bathroom, complemented by a second bedroom en-suite and a family bathroom, all fitted to an exacting standard with contemporary fixtures and premium finishes. Throughout the property, oak internal doors and carefully selected materials reflect the quality and attention to detail evident in every aspect of the build.

Modern technology and sustainability have also been thoughtfully incorporated, including air source heating, underfloor heating throughout the ground floor and full fibre broadband connectivity, ensuring the home is as efficient and connected as it is elegant.

Gardens, Garaging & Lifestyle Potential

Approached via a substantial driveway providing parking for numerous vehicles, Kestrel House is perfectly equipped for modern family life. The detached double garage is complemented by a versatile office/studio above, presenting exciting possibilities for home working, creative pursuits or, subject to the necessary consents, potential conversion to guest accommodation or an Airbnb-style retreat.

The grounds are a particular feature of the property. Extensive porcelain-paved terraces provide entertaining spaces, while the expansive gardens offer a wonderful sense of openness and privacy. Beyond, the adjoining farmland creates a glorious backdrop, enhancing the feeling of being immersed in the Suffolk countryside.

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Ground Floor
Approx. 137.7 sq. metres (1482.2 sq. feet)



First Floor
Approx. 123.1 sq. metres (1325.4 sq. feet)



Total area: approx. 260.8 sq. metres (2807.6 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 PlanCip.

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Branch Manager



Meet *Theo*
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Minors & Brady
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