



8 The Oaks, Wattisfield

Minors & Brady



8 The Oaks

Wattisfield, Diss

A superb detached family home enjoying stunning countryside views, versatile living space and a sought-after village location. Occupying an attractive position overlooking open fields to the rear, this spacious four-bedroom detached residence offers flexible and well-balanced accommodation perfectly suited to modern family life. The property features a generous sitting room, a well-equipped kitchen/dining room, playroom, conservatory and four comfortable bedrooms, providing excellent space for both everyday living and entertaining. Outside, mature gardens, a private driveway and garage complement the internal accommodation, while the rear garden enjoys a wonderful sense of privacy and far-reaching rural views.

- Stunning far-reaching countryside views across open fields to the rear
- Spacious four-bedroom detached family home in a sought-after village setting
- Versatile accommodation including a playroom, conservatory and cloakroom
- Generous kitchen/dining room with built-in oven, hob and extractor
- Bright and welcoming sitting room ideal for family living and entertaining
- Modern family bathroom with contemporary suite and shower over bath
- Private driveway providing off-road parking and access to a single garage
- Attractive rear garden with lawn, patio seating area and established planting
- Additional garden shed and mature trees enhancing the outdoor space
- Conveniently located approximately eight miles from Diss and its mainline rail links to London Liverpool Street





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Wattisfield, Diss

The Location

Wattisfield is a rural village and civil parish set within the Mid Suffolk district, enjoying a peaceful countryside setting whilst remaining conveniently placed for access to a range of everyday amenities. Positioned along the A143 between the historic market town of Bury St Edmunds to the west and the popular market town of Diss to the east, residents benefit from the best of both rural living and modern convenience.

The nearby town of Diss, approximately 7 to 8 miles away, provides an extensive selection of supermarkets, independent shops, cafés, restaurants and leisure facilities, alongside well-regarded schooling and healthcare services.

Diss railway station offers direct mainline services to London Liverpool Street, making the area an appealing choice for commuters. Bury St Edmunds also offers a comprehensive range of shopping, cultural and recreational amenities, together with a thriving town centre rich in history and character.

Surrounded by attractive Suffolk countryside, Wattisfield enjoys easy access to a network of rural walks, cycling routes and neighbouring villages, while excellent road connections link the village to the wider region. This combination of countryside tranquillity and accessibility makes Wattisfield an attractive location for those seeking village life without compromising on convenience.



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8 The Oaks

Wattisfield, Diss

The Oaks, Wattisfield

Situated within a popular village setting and enjoying attractive far-reaching views across open fields to the rear, this substantial four-bedroom detached home offers versatile and well-proportioned accommodation, ideal for modern family living. Conveniently located approximately eight miles from Diss, with its mainline rail connections to London Liverpool Street, the property combines the benefits of a peaceful rural environment with excellent access to nearby amenities and transport links.

Stepping inside, the welcoming entrance hall provides access to the principal ground floor accommodation, along with a convenient cloakroom. The generous sitting room offers a comfortable and inviting space for everyday living, filled with natural light and perfectly suited to both relaxation and entertaining.

The heart of the home is the kitchen/dining room, providing ample storage through a range of wall and base units, together with a built-in oven, hob and extractor. The dining area creates an ideal setting for family meals and social gatherings, while the adjoining playroom offers valuable additional flexibility and could equally serve as a study, hobby room or snug. Beyond, the conservatory provides a pleasant outlook over the garden and creates an additional reception space that can be enjoyed throughout much of the year.



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Wattisfield, Diss

To the first floor, the property offers four bedrooms, catering comfortably for growing families, guests or those working from home. The accommodation is served by a modern family bathroom fitted with a contemporary suite and shower over the bath.

Outside, the property continues to impress. To the front, a shingled garden sits alongside a private driveway providing off-road parking and access to the single garage. The rear garden has been thoughtfully arranged with a generous lawn, paved patio seating area and established planting, including a variety of flowers, shrubs and mature trees. A useful garden shed provides additional storage, while the open countryside backdrop creates a wonderful sense of space and privacy.

Agent's Note

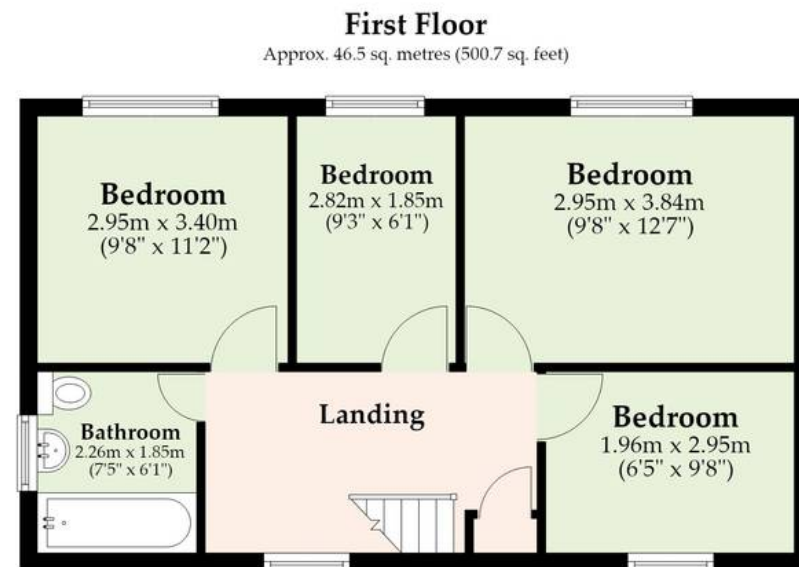
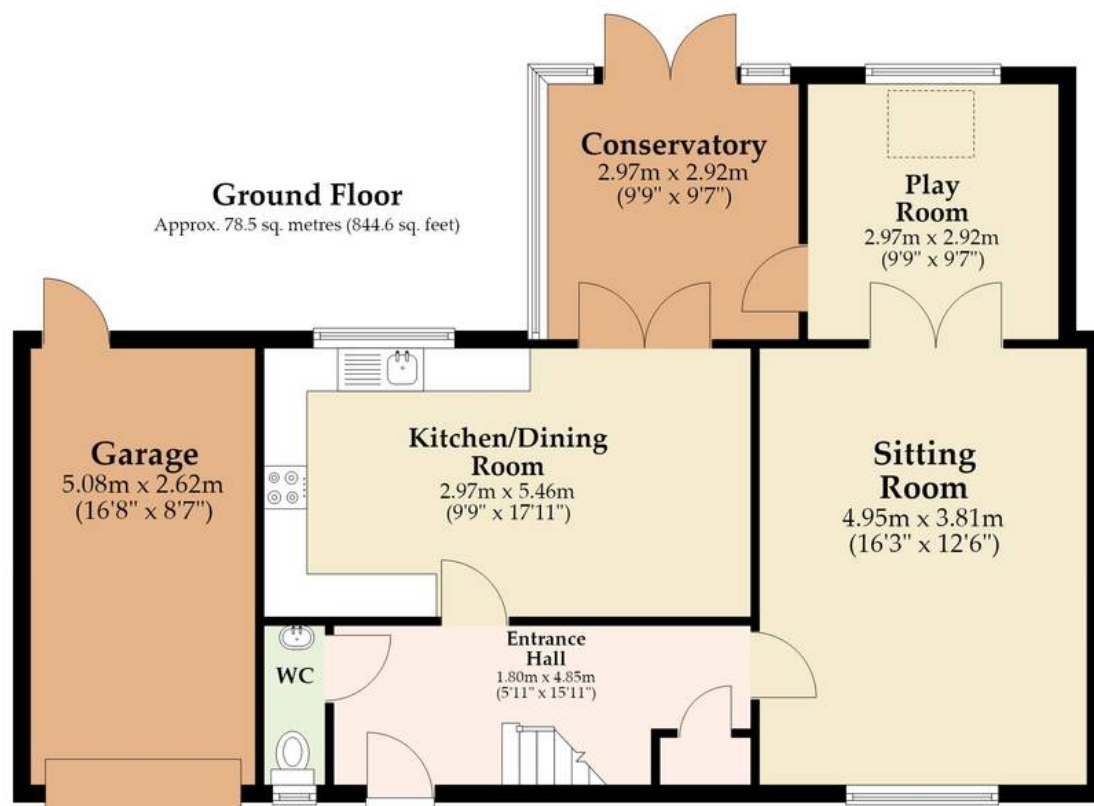
This property will be sold freehold and is connected to oil-fired central heating, mains water, electricity and drainage.

Please note that the property is held under two separate title deeds, including an additional strip of land located at the end of the garden. Owners are shareholders in The Oaks Management Company, which is responsible for the maintenance and upkeep of the private road and communal green spaces.

A restrictive covenant on the main title prohibits the keeping of rabbits or chickens at the property.



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Total area: approx. 125.0 sq. metres (1345.2 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.

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