

**Property reference number: - 167-1211 (HOXNE)**

Home to a couple who are looking to house swap and are not restricted to school holidays.

**KEY INFORMATION...**

Bedrooms available:-	Double:-1, single:- 2, sofa-bed in the music room (Max:- 4/5 people)
Children welcome?-	Best suited for ages 5+
Pets that live here:-	No pets live here
Re-dogs:-	They could not consider a dog in their home



This chalet style detached house was built in the mid 1980's and is situated on a quiet country lane amongst other individually designed houses & bungalows. It has a great location in the picture postcard village of Hoxne in rural Suffolk.

Hoxne has interesting connections with King Edmund who was captured under

Goldbrook Bridge by the Danes in circa AD570. There are pretty footpaths around the village to the shop & pub, & woodland walks to the memorial where King Edmund died. This is a truly delightful place to be with hardly more than school & farm traffic & delivery vans. The nearest shop & pub serving good food is half a mile away & closer still is the fish & chip van which calls on Thursday evenings!

There is easy access to A140 & A143 but it's far enough away to have no traffic noise. Five miles away is the market town of Diss & 35 mins drive is Ipswich, Norwich, Bury St Edmunds or 45 mins to the coast e.g. Aldeburgh, Southwold, Gorleston & Lowestoft. (area websites below)

The main features of the house are as follows:- a modern ensuite shower room & a separate family bathroom; a downstairs toilet; kitchen & utility room. There is an attractive spacious sun



room which can be used as an extra lounge and for dining. This can be opened up to become part of the sitting room & has access to patio & garden. There is WiFi & Sky TV; The fenced back garden is not overlooked and consists mainly of lawn with a choice of 3 patios with seating & a very small (unfenced) pond. Barbecue available, as is swing ball & some bats & balls in the shed.

The couple attend DC3 Harleston (part of Diss Christian Community Church) This is non-denominational, but its roots are Pentecostal with mixture of Baptists, Anglicans & unchurched people attending.

About 100 people attend the morning service & while there is no evening service there, other churches can be recommended.. eg 6.30pm Fressingfield Baptist Church 5 miles away. This is little more traditional than DC3., but also has excellent ministry. Diss have their own building & meeting starts 10am for coffee & cakes for 10.30am start. Harleston meet at Archbishop Sancroft High School at 10.30am for coffee & cakes for 10.55am start. <http://www.dc3.org.uk/>

House-swappers/sitters will receive a very warm welcome at all of these fellowships!

Sport and Leisure	Playing field & football pitch and bar in the village. Public swimming pools Diss 5 miles, Stradbroke 4 miles. 10 Pin bowling & roller skating 25miles.
Free park	Yes at the playing field just a 5 minute walk away
Local places of interest	Banham Zoo Norwich cathedral & castle, Bury St Edmunds abbey & cathedral, Southwold, Dunwich Museum, (the lost city under the sea) Lowestoft Sea World, Norfolk Broads Go Ape Thetford Castle Acre (castle & abbey ruins & good pub) Somerleyton Hall Pleasurewood Hills
Entertainment/ Arts	Occasional films & theatre in St Edmunds Hall in the village. Various pub music nights.. check out riverside pub at Geldeston Loch for busking nights Theatres at Diss, Bury St Edmunds, Ipswich & Norwich

<http://heartofsuffolk.co.uk/visitor-information/hoxne/>

<http://www.dayoutwiththekids.co.uk/things-to-do/Hoxne>