

Darrow
Cottage Darrow
Lane
Roydon



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Darrow Cottage Darrow Lane

Guide Price £625,000

Impressive, individually designed new-build home..

Set amongst the beautiful Suffolk countryside, with open fields, far-reaching rural views and a wonderfully peaceful setting, Darrow Cottage is an impressive newly built four-bedroom detached home, thoughtfully designed to combine contemporary comfort, generous living space and an attractive countryside outlook. One of just two individual new homes created on the site of a former farmyard, alongside neighbouring Oak House, the property enjoys a lovely sense of space and privacy, with a substantial garden, double garage and ample off-road parking, all approached along a generous shared driveway.

The attractive exterior combines traditional red brickwork with complementary composite cladding, creating a timeless appearance with a contemporary edge, whilst sandstone pathways and terraces wrap around the house, providing lovely places to sit, entertain and enjoy the surrounding landscape. Large windows and an abundance of glazed doors have been carefully incorporated to make the most of the natural light and countryside views, giving the house a wonderfully bright and open feel throughout.

Stepping inside, the impressive double-height entrance hall immediately sets the tone, with rooflights above and a spacious, airy design that continues throughout the accommodation. The beautifully proportioned sitting room enjoys a triple aspect, with windows overlooking the gardens and French doors opening directly onto the terrace, bringing the outside in. Provision for a wood-burning stove offers the opportunity to create a cosy focal point for the cooler months, making this an inviting space to relax at any time of year.

The real heart of the home is the substantial open-plan kitchen, dining and family room, a wonderfully sociable space designed as much for everyday family life as for entertaining. With an abundance of natural light, multiple windows and both sliding and French doors leading out to the garden, the room connects effortlessly with the outside. The kitchen is being fitted with an extensive range of elegant dove-grey cabinetry, complemented by a contrasting deep-blue central island, generous drawer storage and a practical pantry cupboard. Taking inspiration from the specification already showcased at neighbouring Oak House, the anticipated finish includes quality resin-stone worktops, integrated appliances, an induction hob, double oven, Belfast-style sink and discreet under-cabinet lighting, creating a kitchen that is as practical as it is attractive. There is ample room for a substantial dining table alongside a relaxed seating area, making this a space that will naturally become the centre of the home.

The ground-floor accommodation continues with a separate utility room, additional storage and a useful boot room with access to the garden, ideal for returning from countryside walks. A particularly versatile fourth bedroom is also positioned on this level, generously proportioned and conveniently served by a separate shower room. This offers excellent flexibility for visiting family and friends, multigenerational living, those wishing to avoid stairs or simply as an additional reception room or home office.

Upstairs, the spacious landing enjoys the same wonderful feeling of light and openness, leading to three further well-proportioned double bedrooms. The principal bedroom provides a lovely retreat, enjoying delightful views across the gardens and neighbouring countryside, together with its own walk-in dressing room and en-suite shower room. A second generous bedroom also benefits from a substantial walk-in wardrobe, whilst the third offers equally attractive proportions and rural views. A beautifully appointed family bathroom completes the first-floor accommodation, with the finish expected to reflect the quality already evident at Oak House, including contemporary sanitaryware, vanity units, large-format tiling and heated towel rails.

Outside, the gardens are a particular highlight of Darrow Cottage. Generous in size and enjoying a lovely open aspect, they offer a wonderful blank canvas for keen gardeners, growing families or anyone who simply appreciates having plenty of outside space. The sandstone terraces provide ideal spots for outdoor dining and relaxing, whilst the more sheltered, partially walled areas offer an appealing degree of privacy. Beyond the garden, the surrounding fields provide an ever-changing rural backdrop, with wide skies, beautiful sunsets and a genuine sense of tranquillity. The substantial double garage and generous driveway provide excellent parking and storage, whilst the inclusion of an air-source heat pump, solar panels, ground-floor underfloor heating and radiators upstairs reflects the emphasis placed on modern, energy-conscious living.

Despite its wonderfully rural position, Darrow Cottage remains exceptionally well placed for everyday amenities. The village of Roydon enjoys a lovely countryside setting whilst being conveniently close to the historic market town of Diss, where there is an excellent range of independent shops, cafés, restaurants, supermarkets and everyday services, including doctors' surgeries, dental practices and pharmacies. Families are well catered for, with Roydon Primary School nearby and further primary and secondary education available in and around Diss, including Diss High School. The traditional market towns of Eye and Harleston are also within easy reach, providing further independent shopping, places to eat and a strong sense of local community.

For those needing to travel further afield, Diss railway station offers direct mainline services to Norwich and London Liverpool Street, making the location particularly appealing for commuters and those who enjoy the balance of countryside living with good transport connections. The surrounding Suffolk and Norfolk countryside is also a delight to explore, with quiet country lanes, scenic walks, welcoming village pubs and beautiful rural landscapes all within easy reach.

Darrow Cottage represents a wonderful opportunity to acquire an individually designed, generously proportioned new home in a peaceful yet accessible rural setting, offering the space, comfort and practical features of modern living whilst making the very most of its lovely Suffolk surroundings.

Agents notes...

A pre-recorded walkaround tour is available for this property

The interior photos are of Oak House next door, as this is further along in the build; the colour and type of all of the interior fixtures and finishes will be identical.

EPC to follow once completed

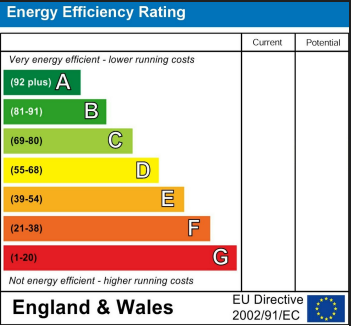




Local Authority
South Norfolk

Council Tax Band
New Build

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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