



**A SUBSTANTIAL HIGH-QUALITY MODERN HOUSE, SITUATED WITHIN THIS RURAL YET CONVENIENT VILLAGE**

Richmond Lodge, Dublin Road, Rishangles, Eye, Suffolk IP23 7QB

[bedfords.co.uk](https://bedfords.co.uk)

**Bedfords**

ESTABLISHED 1966



# Richmond Lodge

## Dublin Road

### Rishangles

#### Eye

#### Suffolk IP23 7QB

- Eye 3 miles
- Diss (Mainline Station) 8 miles
- Framlingham 10 miles
- Bury St Edmunds 25 miles

RECEPTION HALL • CLOAKROOM • SITTING ROOM  
FAMILY ROOM • STUDY • KITCHEN/ BREAKFAST ROOM  
UTILITY ROOM • 4 BEDROOMS • 4 BATHROOMS  
GARDEN OFFICE/STUDIO • WORKSHOP & STORE

Situated within this rural village, Richmond Lodge is a high-quality modern home, built to a high standard in 2005, of traditional construction with rendered elevations underneath a pan-tiled roofline.

The property benefits from many efficient elements to include replacement windows and doors in recent years, as well as solar panels with battery packs and underfloor heating to both floors.

Extending to over 2,000ft<sup>2</sup>, the accommodation comprises a double height reception hall solid wood floors, cloakroom, a family/dining room and sitting room, with attractive red-brick fireplace housing a wood-burning stove and window to the south.

The kitchen is fitted with a modern range of matching base and eye level units with integrated Bosch oven, induction hob with extractor and dishwasher. There is a feature red-brick chimney (formally a home to an Aga) with an opening to the breakfast room, leading to a study. The utility room has further storage, worktop and sink unit, water softener, plumbing for washing machine and tumble dryer.

## A SUBSTANTIAL HIGH-QUALITY MODERN HOUSE, SITUATED WITHIN THIS RURAL YET CONVENIENT VILLAGE

**Guide: £595,000**



There is a large galleried landing with airing cupboard housing the hot water tank. The spacious principal bedroom has a walk-in wardrobe and recently updated en-suite shower room. There are three further double bedrooms, two with en-suite shower rooms and walk-in wardrobes, whilst the family bathroom comprises panelled bath with shower attachment, wash basin set in a vanity unit and WC

### Outside

The front garden is laid to lawn with a brick weave drive to the right hand side providing parking for a number of vehicles with an electric car charging point.

A side gate leads into the fully enclosed south-facing rear garden which is mainly laid to lawn with a raised paved seating area, an ideal space for outside dining with a southerly orientation. Two sheds (one with power, light and water connected) and a greenhouse.

There is an ornamental well and rose arch planted with a pretty climbing rose and honeysuckle. The oil tank and wood store are situated to the side of the property.

### Working from home?

A former cart lodge has been converted into a home office which is accessed from the garden and is fully insulated with electric wall heater with a storage shed to the rear. The other section is accessed from the front and is used for storage with further office space.

### Services

Mains water and electricity • Oil-fired heating • Private drainage • Council Tax Band E • Broadband speed 300 Mb

### Location

Richmond Lodge is located in Rishangles, a village on the outskirts of Occold. Amenities are not far away with the small town of Eye just some 4 miles distant providing an interesting range of local shops, medical and social facilities and schooling to sixth form level at the highly rated Hartismere High School. Rishangles is well located for access to the A140 providing a direct route to Norwich and Ipswich and just across the county border into Norfolk is the thriving market town of Diss providing local and national shopping, sporting and leisure facilities including an 18 hole golf course and driving range. There is a mainline rail station at Diss and Stowmarket providing regular intercity services to Norwich, Ipswich and London Liverpool Street.

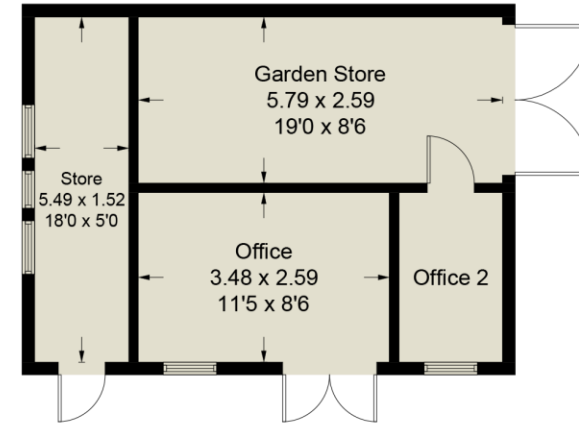


# Richmond Lodge, Rishangles

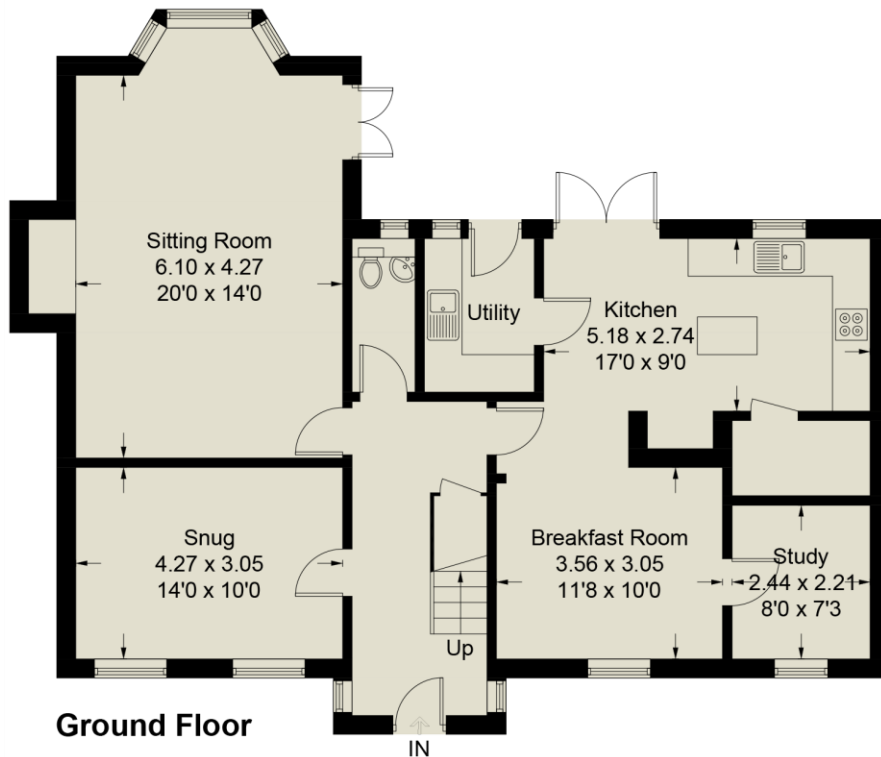
Approximate Gross Internal Area = 192.0 sq m / 2067 sq ft  
(Excluding Void)

Outbuilding = 41.0 sq m / 441 sq ft

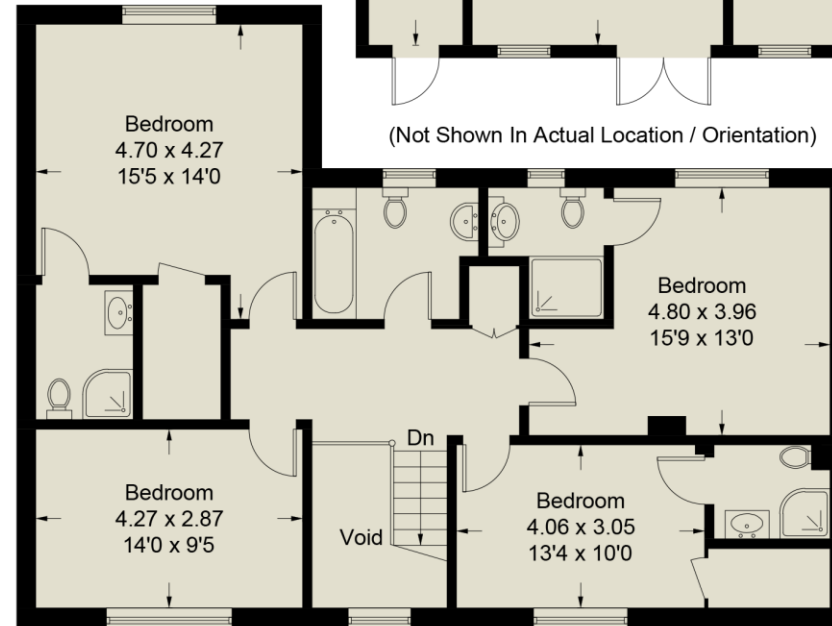
Total = 233.0 sq m / 2508 sq ft



(Not Shown In Actual Location / Orientation)

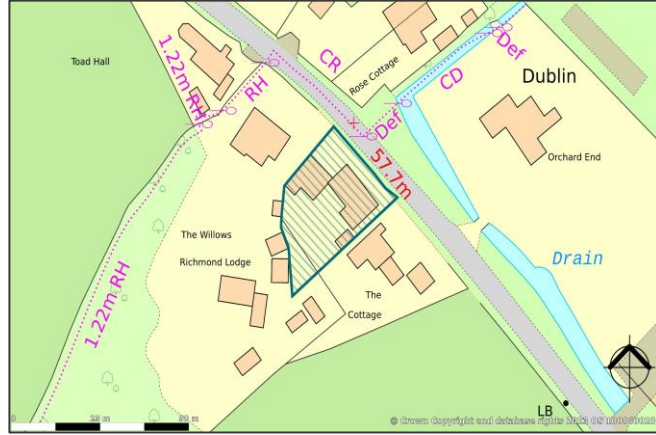


Ground Floor



First Floor









# Bedfords

ESTABLISHED 1966

15 Guildhall Street, Bury St Edmunds IP33 1GD | 01284 769 999 | BEDFORDS.CO.UK