

# Park House

Region: East Of England    Sleeps: 16

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## Overview

Situated in the beautiful Suffolk countryside close to the villages of Oakley and Hoxne, Park House offers those fortunate enough to enjoy a stay here, a wonderfully rural escape. The Grade II listed property can sleep up to sixteen guests across its eight well-appointed bedrooms, each room is charming with its own unique character, Park House is the ideal venue for gatherings and celebrations with family and friends.

After admiring the Queen Anne style architecture and upon entering the home through the large boot room, guests are greeted by a fireplace-warmed living room adorned with plush sofas, armchairs, and a décor made tasteful by touches of colour and elegant furnishings. The spacious kitchen comes well-equipped with everything you need to create delicious home cooked meals, including a traditional Aga stove, modern appliances, huge farmhouse sink, and ample countertop provided by the kitchen island. There is plenty of room for the whole group to come together and socialise across the two dining spaces, one area is perfect for cosy family affairs while the other is a formal dining room where an expansive wooden table seats 12 and large windows invite in floods of natural light from the garden.

Heading upstairs, guests will find six of the eight bedrooms on the first floor. The luxurious master bedroom boasts an emperor-sized bed, dressing room and en-suite bathroom. Three further bedrooms consist of super-king-sized beds and en-suites, two of which conveniently feature zip & link beds and can be set up as twin rooms on request. Finally on this floor is a twin room and a nursery, with two single children's beds, a love-seat and changing table, as well as a family bathroom.

On the second-floor, guests will find another bedroom

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with twin single beds, a bedroom with king-sized bed, and a cosy space with open-plan kitchen, living and dining room. Also on this level is a family bathroom and cosy reading room with a daybed, vaulted ceilings, and views onto the garden. This level would make ideal accommodation for any guests looking for additional privacy from the rest of the group.

The extensive gardens of Park House are a haven of tranquillity, featuring ivy-coated stone walls, privacy-granting hedges, and tree-spotted paths, for guests to stroll down to a picturesque pond. There is plenty in the garden to entertain the whole family, including, a comfy sofa area, a grand al fresco dining table seating 14, massive wood-fired grill and pizza oven, and a large swimming pool surrounded by sun loungers and completed by a playful slide.

## Facilities

Ideal for Xmas/NY • Go-Karting • Historical Sites • Canoeing/Kayaking • Walking/Hiking Paths • Ideal for Kids • Private Pool • Fishing • Chef/Cook Available • Special Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Heated Pool • Pets on Request • Maid Service Available • Saltwater Pool • Walk to Restaurant • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Indoor Games • Tumble Dryer • Dishwasher • Microwave • AGA • Smart TV • Animal farm • Working Fireplace/Woodburner • Heating • Kid-friendly excursions • Water excursions/Boat trips • Yoga Classes Available • Forest park/High-rope course • Board games • Babysitting Available • Croquet • Ideal for Babies & Toddlers • Potty • High Chair(s) • Fenced Grounds

# Interior & Grounds

## Ground Floor

- Entrance hall
- Boot room
- Cloakroom
- Country-style kitchen with AGA, induction hob, large island, dishwasher window seat, dining area and walk-in pantry
- Dining room with space for up to 14 guests
- Living room with wood burning stove
- Sitting room with open fireplace

## First Floor

- Master Bedroom with emperor-size bed, his & hers dressing room and en-suite bathroom
- Bedroom with super-king bed and en-suite shower room
- Bedroom with super-king bed and en-suite bathroom (*zip & link bed so can be set up as a twin room on request*)
- Bedroom with super-king bed and en-suite bathroom (*zip & link bed so can be set up as a twin room on request*)
- Bedroom with twin single beds
- Family bathroom with bath and overhead shower
- Nursery with two small single beds (160x180cm, suitable for infants/children up to 8 years old), love-seat and changing table

## Second Floor

- Bedroom with twin single beds
- Bedroom with king-size bed
- Open plan kitchen, living and dining room
- Family shower room
- Secret room

## Exterior Grounds

- Heated salt water swimming pool with diving board (*open and heated approximately late-May to early-September*)
- Large grounds
- Babbling stream and pond
- Changing facilities
- South-facing patio with dining facilities
- Argentine barbecue & pizza oven

## Additional Facilities

- Wi-Fi
- Smart TV
- AGA
- Books
- Hairdryer
- Washing machine
- Iron & board
- Central heating
- Large gravel driveway with electric gates
- Parking



## Location & Local Information

Well-situated in the Suffolk countryside, Park House can be found close to the charming villages of Oakley and Hoxne in Suffolk. Make sure not to miss the wonderful 15th century pub in Hoxne, the Swann Inn, where you can enjoy a seasonal menu and cosy surrounds. The region is renowned for its rolling green hills, quintessential market towns, and meandering river valleys. Whether you're looking to take long, leisurely walks, scenic cycles, or simply want to relax and rejuvenate, Park House and its surrounds are ideal.

There's great walking to be had close to nearby Syleham (5-minute drive), take the footpath by Syleham House across the meadow and follow the river until you find a spot that appeals to you for a swim, picnic, or both!

For those who wish to venture further afield, the historic market town of Diss (18-minute drive) is just a short drive away, offering a selection of charming shops, cafes, and local markets. The region is also steeped in history, with attractions such as the Framlingham Castle and Bressingham Steam and Gardens close at hand.

Perhaps you can't imagine a vacation without a trip to the links? Not to worry, there are beautiful golf courses at Diss, Bungay, Aldeburgh and Norwich, ensuring no shortage of beautiful places to swing the clubs.

If you're feeling like a trip to the seaside, look no further than Aldeburgh (48-minute drive) or Southwold (49-minute drive). In both places you'll find great beaches, unbeatable fish and chips, in Southwold, the Adnams Brewery where you can enjoy tours, tastings, and a great meal at the attached pub.

Of course, if wine is more to your taste, have no fear, for Flint Vineyard (19-minute drive) is not far away. One of Britain's most innovative winemakers, Flint Vineyard is situated in stunning surroundings in the Waverney Valley and offers guided tours after which you can choose to stay for lunch (and a few more glasses!)



## Local Amenities

Nearest Airport	<b>London Stanstead Aripport (118.5 km)</b>
Nearest Airport 2	<b>London Heathrow Airport (212km)</b>
Nearest Bar/Pub	<b>The Swan Inn Of Hoxne (3 km)</b>
Nearest Golf	<b>Diss Golf Club (5.5 km)</b>
Nearest Supermarket	<b>Tesco Superstore, Diss (7 km)</b>
Nearest Town	<b>Diss (8 km)</b>
Nearest Train Station	<b>Diss Train Station (6.5 km)</b>
Nearest Village	<b>Hoxne (2.5 km)</b>

## What we love

- Ideal for larger groups, the property features spacious bedrooms and additional living and kitchen areas to maximise convenience
- The sprawling gardens and pond, large swimming pool and professional-grade outdoor BBQ facilities ensure every outdoor moment is a special one
- Park House holds a fabulous location for those wanting to explore the beautiful Suffolk countryside

## What you should know...

- Please note that whilst the total capacity is 16 guests, the two single beds in the nursery room are suitable for young children only.
- Please note that the swimming pool and pond are both unfenced so do ensure that children are supervised by a responsible adult at all times.
- Please note that the Gun Room is locked and not available to guests.

# Terms & Conditions

- **Security deposit:** £1500 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m. (4.00 p.m. on Sundays).
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** One well-behaved dog is welcome on request only and with prior agreement with the owner. Please note that pets are only allowed on the ground floor, must sleep in the kitchen or utility room, and must stay off the carpets and sofas.
- **Changeover day:** Flexible.
- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** No smoking or vaping.
- **Other 2:** Please note that whilst the total capacity is 16 guests, the two single beds in the nursery room are suitable for young children only.
- **Other 3:** Travel cots are available on request.
- **Minimum stay:** Please note that there is a 2-night minimum stay, this may be increased across peak dates
- **Heating costs included?:** Yes, included in the rental price
- **Pool heating charge?:** Included. Open from May half term to the end of the summer holidays (early September) (exact dates vary each year). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Pool towels included?:** Pool towels are provided.
- **Pool opening dates?:** The pool is open approximately late-May to early-September (2026: 22nd May to 6th September, 2027: 21st May to 5th September). Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- **Stag & Hen Do Allowed? :** Stag/hen parties are on request only and subject to prior arrangement with the owner and additional charges. If accepted, an increased security deposit of £2500 will apply.