



SOWERBYS

OAK HOUSE

The Street, Great Hockham,
Thetford, Norfolk, IP24 1NH



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- Charming Grade II Listed Detached Thatched Cottage
- Beautiful Period Features, Inc. Exposed Timbers and Inglenook Fireplaces
- Sought After Village Location
- Enjoying a Generous Plot, Extending to 0.28Acres (stms)
- Established Grounds with a Variety of Different Trees
- Internal Accommodation Extends to 2,330 Sq. Ft.
- Five Bedrooms and Four Reception Rooms
- Fitted Kitchen with Separate Utility Room
- Large Shingled Driveway, Providing Ample Off-Road Parking
- Sold with No Onward Chain

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Sowerbys are delighted to present Oak House, a charming, detached Grade II Listed thatched cottage, overlooking the central green within the sought-after village of Great Hockham. The cottage was formerly known as 'St Margaret' and was first listed in 1983. In the late 20th century, the former owners obtained a grant to restore the property, which underwent a series of improvements and has since been further improved by the current owners, including fully rethatching the property in 2015.

The beautiful cottage not only enjoys an abundance of charm and character, but also sits on a generous plot, extending to 0.28 acres (stms) offering established grounds with a variety of different trees. The internal space has been extended from its original footprint and includes a mixture of pitched pantile and slate extensions. The internal space extends to approximately 2,330 Sq. Ft. set across two floors.

To the ground floor, there is a total of four reception rooms, comprising charming sitting room with dual windows out towards the front aspect, exposed timbers and an impressive inglenook fireplace, housing a wood burning stove. Furthermore, the dining room is partly open plan and leads into the fitted kitchen. Additionally, there is a study and a generous 18ft1 garden room. The kitchen provides a good amount of storage, there is a range of wall and base units, space for appliances and enjoys views overlooking the garden. The remaining space downstairs includes a shower room, separate utility and the downstairs fifth bedroom, which is a real feature, enjoying a triple aspect and another inglenook fireplace. The downstairs benefits from underfloor heating throughout, with the exception of the utility.

Upstairs can be accessed via two staircases and grants access to all remaining bedrooms and the family bathroom. The upstairs enjoys a wealth of character and quirky features throughout. The principal bedroom is dual aspect, along with a vaulted ceiling and original exposed timbers and floorboards.











OUTSIDE

The property overlooks the central green within the village, positioned on the street and is located from the road. A five-bar wooden gate leads into the rear garden, which includes a generous shingled area immediately upon exiting the property, providing ample off-road parking. The total plot extends to 0.28 acres (stms) with established grounds and an array of different trees.

The Garden is mostly lawned and houses a large storage shed, along with a summer house and chicken shed. The variety of tree's include pear, apple, red hazel nut, cherry and medlar. Furthermore, there are black/red current bushes, along with summer raspberries, gooseberries and red currents. The plot is fully enclosed by a mixture of hedging, walled and fencing.



GREAT HOCKHAM

Great Hockham is a picturesque village with a village green at its centre. The village currently has a primary school (100 pupils) and a popular pub, The Eagle. There is a church, community hall and playing field on the outskirts of the village and there are also a number of nearby campsites. Within walking distance of the village is Thetford Forest, with its numerous walks and trails (including the Pingo Trail) and the Peddars way forms part of the village's western parish boundary. Hockham is well known for the former Breckland author Christopher Bush (1885-1973), who wrote under both his own name and the pseudonym Michael Home. His Breckland novels give an excellent insight into village life at the turn of the 19th century.

SERVICES CONNECTED

Mains water, electricity, drainage and oil-fired central heating. Underfloor heating to the downstairs and radiators to the first floor. Secondary heating includes two wood-burning stoves. Telephone, satellite and broadband connected.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

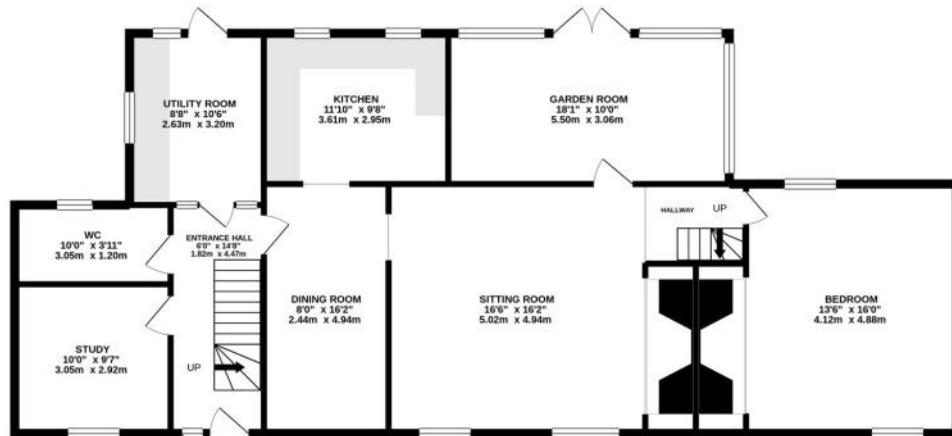
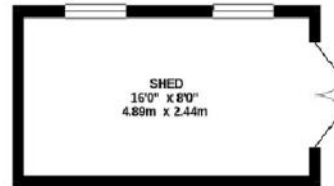
An Energy Performance Certificate is not required for this property due to it being Grade II listed.

AGENT'S NOTE

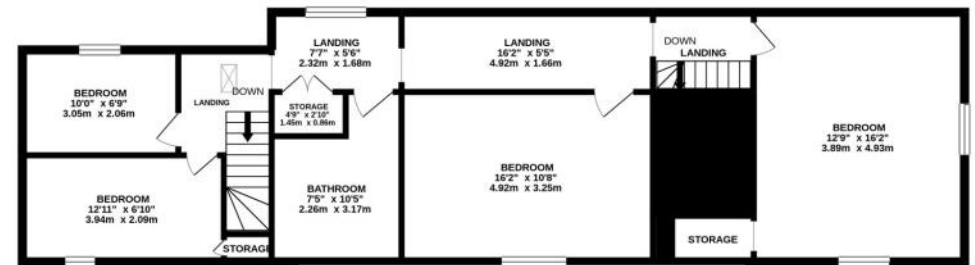
The property is located within a conservation area and is a Grade II Listed Property. The Thatch was completely renewed in 2015 by the current owners.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.





GROUND FLOOR
1453 sq.ft. (135.0 sq.m.) approx.



1ST FLOOR
876 sq.ft. (81.4 sq.m.) approx.

TOTAL FLOOR AREA : 2330 sq.ft. (216.4 sq.m.) approx.

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.

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