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Ketts Farm,
Mendham, South Norfolk.

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An exceptional opportunity to purchase this charming detached Farm House situated enjoying 1.50 acre of grounds in the rarely available South Norfolk village of Mendham. The property boasts over 2600.sq.ft of versatile accommodation, offering six generous bedrooms, two bathrooms, four reception rooms, kitchen breakfast room and conservatory providing a variety of living, entertaining and working spaces. Outside the well planned grounds offer a large parking area to the frontage whilst the gardens boast a variety of formal and wild areas with a feature pond, rose arch walkway a planted beds filled with colour. Viewing is essential to appreciate the location and space on offer.

Property comprises briefly:

- Entrance Hall
- Six Bedrooms
- Two Bathrooms
- Sitting Room •Family Room
- Dining Room •Study
- Kitchen Breakfast Room
- Conservatory
- Cloakroom & Utility
- 1.50 Acres Garden Grounds



Property

Entering the property we step under the timber framed porch before pushing open the front door to the entrance hall, the brick lined floor and exposed timber staircase instantly highlight the character that that flows throughout the house. Stepping in we pass the ground floor cloakroom and the hall splits to our left and right. On the right doors open to the first two impressive reception rooms. Set to the front we find the sitting room, this dual aspect room offers a striking amount of natural light whilst a wood burning stove offers a cosy focal point to the space. Timber floors line the room and door opens to outside. At the rear we find the family room which boasts a feature fireplace and French doors opening to the extensive patio and gardens. At the opposite end of the hall we pass the study/home office, this versatile room boasts dimensions that comfortably allow for a games room or ground floor bedroom space. Stepping again to the rear of the property we find the family dining room with French doors opening to the garden whilst a door opens to the lobby area which leads past the utility room and into the Kitchen/breakfast room. This superb space is filled with natural light which enhances the modern fitted kitchen, a range of units are complemented by contrasting work tops and tiled flooring. A large island features and French doors open to the conservatory further enhancing the space. On the first floor we find the three double bedrooms and the bathroom off the first section of landing whilst a door opens to the rear landing where we find three further impressive bedrooms and the second bathroom.







Outside

Approaching the property from Foxes lane we arrive on the private road way which access' both Ketts Farm and Ketts Barn. The road continues through open fields for a quarter of a mile before passing the hedged boundary where we find the frontage of Ketts Farm, ample parking is set to either side of the Farm House and gated access on either side leads us to the rear garden. The gardens extend to 1.50 acres in total and offer a variety of formal and wild areas. From the rear of the house we step out of both the family room and dining room onto the patio which opens to the first extensive area of lawn framed with a range of planted beds, an area of orchard offers a variety of trees. Stepping from here into the second area of lawn we find mature trees and a most attractive rose arch walk way leading us to the pond. As we continue the garden offers an area of wild grass' and flowers with various paths mowed to walk through and enjoy the wildlife. The entire garden enjoys a southerly aspect.

Location

This charming property occupies a rural position situated on the Norfolk/Suffolk border. The Market town's of Bungay and Harleston are both within 15 Minutes drive and provide a fantastic range of independent restaurants, shops, supermarkets, schools, and all other essential amenities. The Cathedral City of Norwich lies approximately 20 miles to the north with a mainline rail service to London Liverpool Street (approx 1hr 54 mins) and an expanding airport on the north side of the city with international flights. Southwold and the unspoilt Suffolk coastline is under 20 miles east.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil central heating. Private drainage.
Mains Electricity & Water
Energy Rating: TBA

Local Authority:

Mid Suffolk District Council
Tax Band: F
Postcode: IP20 0PE

Tenure

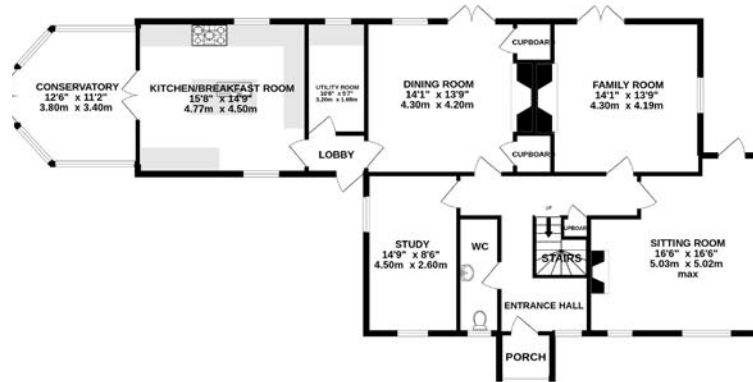
Vacant possession of the freehold will be given upon completion.

Agents' Note

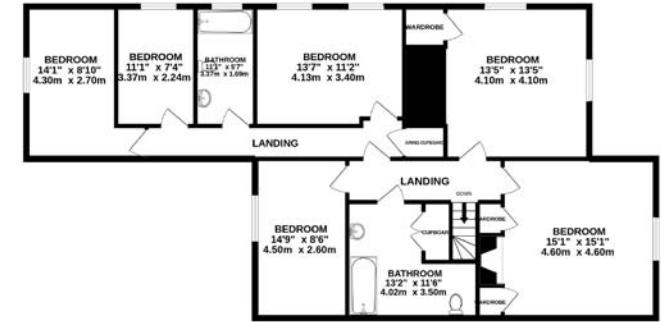
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £825,000

GROUND FLOOR
1413 sq.ft. (131.3 sq.m.) approx.



1ST FLOOR
1248 sq.ft. (115.9 sq.m.) approx.



TOTAL FLOOR AREA : 2661 sq.ft. (247.2 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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