



THE STORY OF
Fox Cottage
Wortham, Suffolk

SOWERBYS

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THE STORY OF

Fox Cottage

Rectory Road, Wortham,
Diss, IP22 1SS

Sympathetically Renovated Cottage,
within a Picturesque Location

Popular Village Location, Close to a Historic Market Town

Accommodation Extends to Approx 1,109 Sq. Ft.

Character Features

A Charming, Cosy Sitting Room

Open-Plan Kitchen/Dining Room

Three Double Bedrooms and Family Bathroom

Quality Fixtures and Fittings Throughout

Enclosed Private Rear Garden with Allocated Parking

No Onward Chain

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com



“There’s something very calming about the cottage. It’s a happy place to be.”

Set on the fringe of Wortham Ling, Fox Cottage enjoys a pleasant, rural location. On your doorstep you’ll find the 53 hectares site of special scientific interest, which is accessible to the public on foot and attracts an array of wildlife. It’s a popular destination for both dog walkers and non-dog walkers alike, enjoying the heathland throughout the seasons. The historic market town of Diss is just a stones throw away, providing an array of amenities and public transport, including a trainline directly into London.

Fox Cottage is approached from Rectory Road, set back with a cottage style front

garden behind a decorative low-level hedge. A central pathway leads to the front door and enjoys a rendered finish with a charming storm porch underneath a pantile roof, giving the property an attractive façade.

Originally the property was a simple one up one down with a lean-to kitchen to the rear. The cottage has been transformed by the current owners, who sympathetically restored the property in 2018, adding a two-storey rear extension providing modern qualities of living yet enjoying a contemporary finish with original character features.



The property extends to approx. 1,109 sq. ft. across two floors with spacious and light accommodation throughout. The ground floor includes a generous open-plan kitchen/dining room to the rear of the property, double doors lead out onto an enclosed private garden where you can sit and hear nothing but bird song and the occasional ‘toot toot’ of the steam train at Bressingham Steam Museum. Furthermore, the kitchen has a range of base and larder storage cupboards, complemented by solid wood surfaces and a stainless-steel Range electric oven. Additionally, there is space for a large dining table, or the ability to create a snug area within the kitchen. The cosy sitting room has lime-washed exposed beams and an original fireplace, a perfect place to enjoy and socialise.

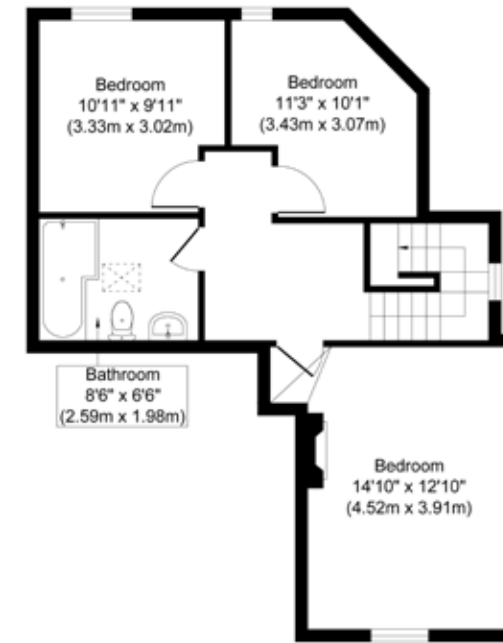
“We love the kitchen, it’s a great space to bring the family together.”

As you pass the downstairs cloakroom, a handmade staircase guides you to the first floor where you are greeted by three bedrooms and the family bathroom. The main bedroom to the front of the property basks in stunning views and enjoys an original fireplace. The two remaining bedrooms are formed as part of the extension and are of a similar size. The family bathroom is incredibly light, benefiting from a sky light and is fitted with a P shaped bath with overhead shower.



To the rear of the property is a shingled area upon entering the garden. Central steps lead up to a lawned area to enjoy, with established plants providing privacy. Furthermore, there are two allocated parking spaces, one of which is accessed through the rear garden or over the shared driveway, whilst the other is close to the back door.

“The location here is rural and beautiful.”



First Floor
Approximate Floor Area
532 sq. ft
(49.42 sq. m)



Ground Floor
Approximate Floor Area
577 sq. ft
(53.60 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS



Wortham

IS THE PLACE TO CALL HOME



A pretty village set on the border of Norfolk and Suffolk, within an area of scientific interest.

Wortham is situated on the edge of the 53-hectare heath and SSSI of Wortham Ling, from which it gets its name.

Whilst Wortham has a remote feel, it's just a few minutes away from a major supermarket and enjoys superb travel links such as Diss Main Line Station, which operates services to Norwich and London Liverpool Street, making it an ideal location for those relocating from city life but still desire the ability to commute.

Diss is a historic market town packed with period churches, timber-framed buildings

and famously the six acre Diss Mere with central fountain and underground springs, this Norfolk market town makes the perfect base for touring the inland towns, villages and countryside of both Suffolk and Norfolk. You're also just a stone's throw from the classical music centre Aldeburgh and the heritage coast. Norwich to the north and Constable Country around Ipswich to the south are within easy driving distance.

Diss offers a wide array of amenities from their Friday market, boutique shops and supermarkets, to pubs and restaurants, blending character buildings with open spaces.



Note from the Vendor



Wortham

“Wortham Ling is on your doorstep, it's beautiful in different ways throughout the seasons.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Waste digester.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 0267-3825-7956-9598-7055

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

AGENT'S NOTE

There are two allocated parking spaces, one of which is accessed through the rear garden or over the shared driveway, whilst the other is close to the back door.

SOWERBYS



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