



THE STORY OF

Garden Cottage

Bridgham, Norfolk

SOWERBYS

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Garden Cottage

145 The Street, Bridgham,
Norfolk, NR16 2RU

Immaculately Presented and Spacious Country Cottage

Delightful Location with Exceptional Field Views

Beautifully Restored and Extended to High Standard

Total of Four Bedrooms, Three Bathrooms

Extensive and Highly Versatile Living Accommodation

A Wealth of Character and Charming Features

Stunning High Specification Kitchen with AGA

Exposed Brick, Timbers and Two Inglenook Fireplaces

Planning Permission for Conversion of
Outbuildings (3PL/2018/0451/HOU)

Landscaped Gardens with Amazing Field Views

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“It’s been a great place to raise our kids - it is a safe environment and has been a really happy place for them to grow up.”

Garden Cottage, a beautiful and quintessentially Norfolk country cottage, which has been lovingly restored and sympathetically extended by the existing owners to an exceptional standard of finish. Located in the quaint and peaceful village of Bridgham, this stunning home offers a perfect blend of character and charm with all modern-day living requirements suitably catered for.

Although peaceful, the property is superbly located, with great transport links making for an easy commute to Cambridge, London and Norwich. This has allowed our sellers to achieve

a fantastic balance between work and home-life, taking full advantage of outdoor living with an abundance of delightful gardens and field views beyond.

The ground floor features a substantial living room, with a cosy inglenook fireplace, where you can relax with family and friends. The adjoining kitchen/dining area is perfect for creating culinary masterpieces, and it’s a delightful space for family mealtimes and entertaining. Again, this room features an exceptional inglenook, and each of these rooms feature a wealth of exposed brick and historic timbers.





Stepping from the dining room, a nod to the property's recent past as the village post office, with the original counter having been made a feature within the home. The kitchen, part of the current owners' delightful extension to this home, features an impressive central island, a must-have Aga and a range of additional integrated appliances, bespoke cabinetry, and stunning work surfaces which effortlessly blend with the charming character of the property.

The large bi-fold doors opening the kitchen and living area onto the garden offer a seamless transition from indoor to outdoor living areas, perfect for both entertaining guests and relaxing.

“...we love sitting in the garden room watching the sun go down on a summer's evening and looking out over the fields. It's a great way to unwind from a busy week!”

Moving through the home, there is a large study, currently a playroom for the owners' children, and a beautiful garden room with full-width bi-folding doors onto the patio. A great room for those changeable English summer evenings!

The ground floor includes a useful multipurpose utility room which doubles as a downstairs shower room and guest cloakroom – such a room is highly conducive to country life!



Upstairs, the winding staircase grants access to four generously proportioned bedrooms, which offer ample space for rest and relaxation. The primary bedroom has delightful views to the rear aspect and a ceiling vaulted into the eaves, whilst the guest bedroom has an en-suite bathroom which is complemented additionally by the delightful family bathroom. All of the bedrooms enjoy breathtaking views of the stunning surroundings, enhancing the picturesque feel of this lovely home.



The beautifully landscaped gardens perfectly complement the character of the property and provide a wonderful outdoor living space which can be enjoyed year-round. The extensions to the property have truly brought the outside space into the home, making it perfect for outdoor entertaining and hosting dinner parties.

The property's parking is accessed by the neighbouring lane which leads to the rear of the property, where you will find ample parking space and access to the adjacent cart lodge. Adjoining the cart lodge is a large garden store and highly versatile home office.

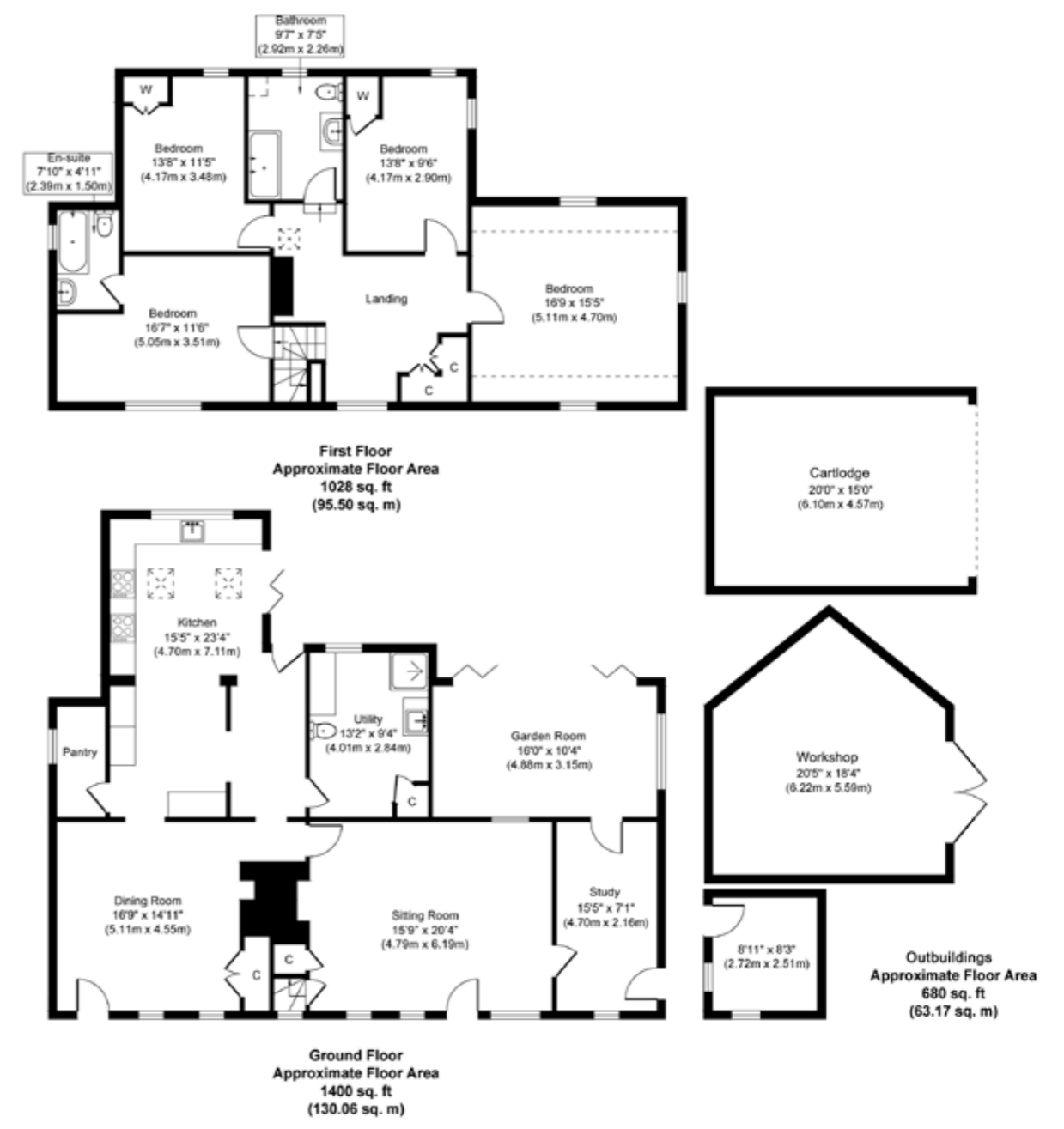
Finally, as part of the planning permission gained for the previously completed extensions to the main home, the property's outbuildings and cart lodge have full permission (Ref, 3PL/2018/0451/HOU for conversion into additional living space/annexe accommodation.

“There are fabulous walks around Bridgham. It's incredibly peaceful by the river, we'd take a picnic and the kids would paddle and swim in the water.”





“We walk up the track at the rear of our property every day with our dogs and love the way the countryside changes through the seasons...”



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



Bridgham

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village in the heart of the county, Bridgham enjoys the beautiful countryside and historic buildings which Norfolk is known for. The village boasts a collection of charming cottages, farmhouses, and other historic buildings, many of which date back several centuries, showcasing the rich heritage and character of the area. The village is also home to a historic church, St. Mary's Church, which is an important focal point for the community. Surrounding Bridgham, there are miles of stunning Norfolk countryside to be explored. There are ample opportunities for walking, cycling, and enjoying nature in the nearby Thetford Forest Park and the Brecks, a unique landscape of heathland and pine forests.

The neighbouring village of East Harling benefits from having an **excellent** range of local amenities including a grocers, hardware store, butchers, chemist, doctors, two public houses,

schooling and many social clubs including a large sports field. At around seven miles away, Thetford, offering a wider range of amenities, is just a little further away.

Within approximately five miles is the popular Snetterton Circuit, which hosts various track days, races, and driving experiences. There is also the pretty south Norfolk village of Banham, which is renowned for its Zoo with a private collection of animals and has been open to the public for more than 40 years. Less than 30 minutes away is Thetford Forest, where you can enjoy cycle trails, fantastic walks and High Lodge, which is home to Go Ape, various trails, and play areas for children.

The A11 which provides a swift route to Norwich, around 25 miles away, with Cambridge about 40 miles away via the A14. When the bright lights call, nearby Thetford and Diss both have regular trains into London. Norwich's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from the Vendor



“We spend a lot of time in the kitchen, the extension has made a big improvement to this part of the house.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating with electric underfloor heating to the kitchen and garden rooms.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

F. Ref:- 0275-1209-9807-7275-0104

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.

LOCATION

What3words: ///germinate.mimic.heartache

AGENT'S NOTE

The property's outbuildings and cart lodge have full permission, ref: 3PL/2018/0451/HOU , for conversion into additional living space/annexe accommodation.

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.

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