



The Oasis
Litcham | Norfolk | PE32 2NS

A TRUE OASIS



With a setting right in the heart of the popular conservation village of Litcham, this detached bungalow stands well back from the road in the privacy of its own stunning grounds of 0.6 acres (STS). The property offers three bedrooms, a family bathroom and also a shower room, a fitted kitchen/diner, utility room and a dual aspect bay-fronted sitting room with a wood burner and French doors leading out to the gardens. With lawned areas and mature planting, one of the most wonderful features of the grounds is the stunning view across to the All Saints Church. Also outside there is parking for several vehicles on the shingled drive and a large double brick-built garage with attached workshop.



KEY FEATURES

- Appropriately named "The Oasis" is set centrally in a wonderful walled Garden
- The prettiest of villages with a Shop/Post Office, Deli/Coffee Shop, Pub and School
- Single storey Bungalow with Three Bedrooms, Bathroom, Wet Room and separate Utility Room
- Kitchen Diner and Sitting Room with French windows to the Garden
- Wonderful potential for the Garden of 0.6 acres (STMS)
- Double Garage with Workshop
- Plenty of Parking with a carriage Driveway
- 45 minutes to Norwich, 30 minutes to Kings Lynn
- Sold with no onward chain

Ticked all the Boxes

"The house was originally built by the local butcher who had bought the land from the church in 1957 and who had also laid out the lovely garden," the present owner said. She purchased the bungalow in early 2016 to be closer to a family member who thought that the property would be perfect for her as the position at the centre of the village meant that the local church, All Saints, and the village shop were only minutes away on foot. The owner found that the layout of property itself was ideal and did not feel the need to undertake any alterations to it.

Asked about a favourite space at the property, the owner replied, "The sitting room has always been joyous as it has sun all day long with its double aspect. And the large double garage and adjoining workshop were wonderful when I first arrived for providing space for storing possessions until the house was sorted."

Delightful Garden

The property stands on a substantial plot of just over half an acre (STS) that offers a good degree of privacy and is surrounded by lawned gardens with mature plant and shrub beds.

"The garden has always been a huge attraction with a multitude of different flowers, shrubs, and trees and a corresponding number of birds and animals - particularly squirrels and hedgehogs," the owner said. "And there is a row of hazel trees which provide an ample supply of nuts for both occupiers and animals."





KEY FEATURES

Welcoming Village

"I have loved living in the village with its wonderful community. Everybody has been very welcoming and I have some really special neighbours whom I am sad to leave, but needs must," the owner said. Litcham is a well-serviced village surrounded by stunning countryside, but with excellent road access to the neighbouring market towns of Fakenham, Swaffham and East Dereham, and the historic cathedral city of Norwich.

A few minutes' walk takes one into some wonderful countryside with paths through to Castle Acre and the Priory, along with several quiet lanes leading out of the village for walks and safe cycling. In Litcham, the Bull Inn pub and restaurant, a post office and general store, deli/coffee shop and also a health centre with a dispensing pharmacy can be found, all within less than five minutes walk from the property. There is also a secondary school and a primary school within easy walking distance, and both are highly regarded.





















INFORMATION



On Your Doorstep...

Litcham is a conveniently situated small village, with easy access to the market towns of Fakenham, Dereham and Swaffham. The village has a pleasant community with a public house/restaurant, village store/post office, deli/coffee shop and the increasingly popular “all through” school.

How Far Is It To?...

Litcham lies approximately 8.5 miles from the market town of Fakenham, 9 miles from Dereham and 10 miles from Swaffham. For those that require access to Norwich, the heart of the City Centre, lies within 26 miles. Here you will find a range of cultural, leisure and shopping facilities and the railway station with rail links to London and Cambridge and to the north, the airport.

Services, District Council

OFCH, Mains - Electricity, Water & Drainage
Telephone
Breckland District Council
Council Tax Band D

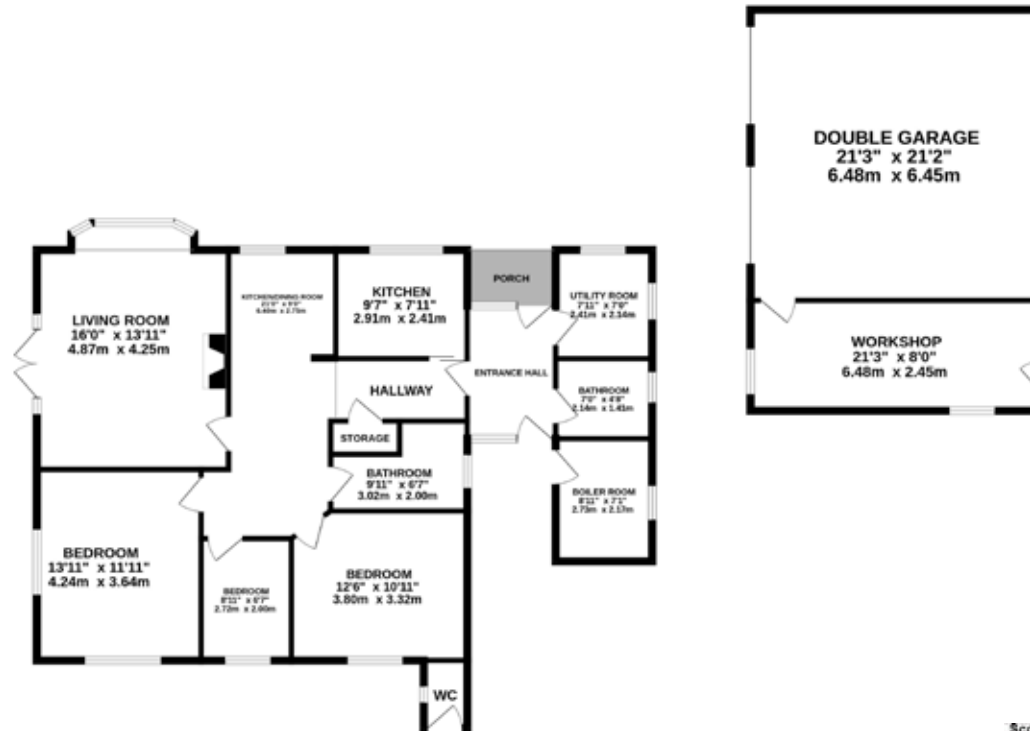
Agents Note

There is a covenant on this property - not permitted to build an additional separate dwelling on the land.

Tenure

Freehold

GROUND FLOOR
1800 sq.ft. (167.3 sq.m.) approx.



INCLUDES DOUBLE GARAGE AND WORKSHOP

TOTAL FLOOR AREA: 1800 sq.ft. (167.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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