



Ford Cottage
Ringland Road | Lower Easton | Norfolk | NR9 5EP

RURAL AND GREEN



“This pretty country cottage has lovely green views, surrounded by mature trees, farmland and open countryside. It’s right at home in the setting and has huge kerb appeal – step inside and it continues to charm and delight, with beautifully proportioned rooms filled with light and character. The generous garden is totally private and the setting feels altogether rural, yet you can be in the city in the blink of an eye.”



KEY FEATURES

- A Detached Cottage situated in a Beautiful Rural Location in the Village of Lower Easton
- Four Bedrooms; Two Bathrooms/Wet Rooms
- Kitchen/Breakfast Room with Separate Utility Room and WC
- Two Reception Rooms plus a Garden Room
- Large Garden with Patio Area and a Home Office at the Bottom of Garden
- Double Garage and Carriage Driveway with Double Electric Gates providing Plenty of Parking
- The Accommodation extends to 2,436sq.ft
- Energy Rating: E

Enjoy all the advantages of rural life, with woodlands and glorious walks on your doorstep, just a couple of minutes' drive from Longwater, the university and the hospital. With excellent bus services and access to the main roads into Norwich or out of the county, this is a real gem of a home in a wonderful setting.

Character And Charm

This detached country cottage started life as two properties and when the owners came here around 12 years ago, it had already been opened into one, but had been in the same ownership for many years and needed some TLC. They have updated and improved the cottage, by totally replacing the kitchen and bathrooms, adding further insulation, redecorating throughout, landscaping the front garden and adding electric gates at each end of the carriage driveway. The owners are self-confessed perfectionists and everything has been done with great attention to detail using quality materials and fittings, yet without compromising the character of the original features. Highlights include an open fire in the sitting room, a feature fireplace in the master bedroom and some lovely beams. "We love everything about the cottage – the pretty frontage, the cosy rooms, the sun that pours in, the character – it's such a lovely and welcoming home."

Meeting Every Need

It's also a very family friendly place. When the owners first came here, they didn't yet have children. They enjoyed many a dinner party with a long table in the garden room, adjacent to the kitchen with views down the garden. As they started a family, so the house adapted to meet their every need, easily able to rise to every occasion thanks to the flexibility of the accommodation. Upstairs, there are three double bedrooms and a beautiful bathroom with a rolltop bath and walk-in shower. All the rooms have wonderful views out over the trees and fields.





KEY FEATURES

Downstairs, there's a spacious sitting room, formal dining room, the aforementioned garden room that's been a playroom and is now a snug, plus a lovely kitchen breakfast room with an Aga – real heart of the home stuff. The owner loves coming in from the cold to warm up in front of the Aga, drying the boys' football boots or airing laundry over it. She's a very passionate convert and wouldn't be without an Aga again! The cottage also has annexe potential, with a ground floor bedroom and wet room next to the utility room, so you could convert the latter into a little kitchen. This part of the house would be perfect for an elderly relative, for adult children returning home, or even for guests.

A Superb Location

Outside, there's a large double garage and right at the bottom of the garden there's a home office. One of the owners works from home and loves being able to have a dedicated space for this, with the ability to keep it away from home life and to close the door on work, literally and mentally, leaving it all behind at the end of the day. The garden is lovely and private and great for kids. The boys play football on the lawn, while various seating areas provide sun and shade throughout the day. You have woodland opposite and fields behind, yet you're just a couple of minutes away from the shops at Longwater, the Showground, the village of Bawburgh and its golf course, the Royal Norwich and the Wensum Valley golf courses, the river and more. Stroll around Ringland Hills or watch the leaves change across the seasons in the woods – then hop in the car for a spot of shopping. It's all right on your doorstep. You have excellent access to the city centre, university and hospital, as well as to the A11 for travel out of the area.





























INFORMATION



On The Doorstep

Lower Easton is a pretty village that has the River Wensum flowing through it. The famous artist Sir Alfred Munnings regularly visited the area and his painting 'Horses on Ringland Hills' is renowned. The neighbouring village of Taverham has a high school and middle school, as well as Taverham Hall and Nursery. Approximately 3 miles away, Drayton offers a Tesco supermarket as well as a hairdressers, cafe, petrol station, post office and some good local pubs. Wensum Valley Golf Club, Royal Norwich Golf Club and The Dinosaur Adventure Park are also only a short distance away. As is the village of Bawburgh with its award winning gastro pub and its golf course.

How Far Is It To?

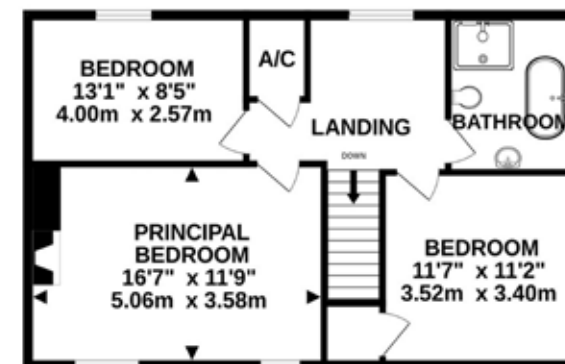
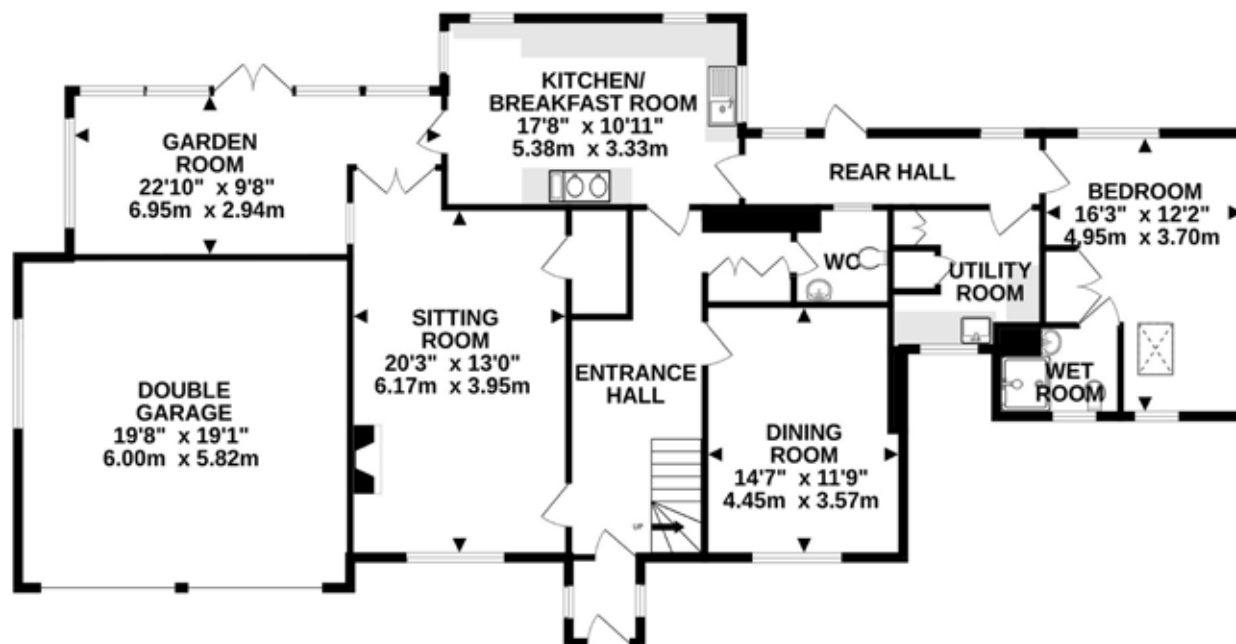
Lower Easton is located approximately 7 miles west of Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. The market town of Dereham is approximately 11 miles distant and hosts a Tuesday and Friday market. A large leisure centre provides a swimming pool, golf course, squash club, three-screen cinema, a large library, Morrisons and a good range of shops and restaurants.

Directions

Leave Norwich on the A1074/Dereham Road and at the Longwater Interchange, take the 2nd exit. Then at the next roundabout take the 3rd exit onto the A47 slip road to Swaffham. Merge onto the Norwich Southern Bypass/A47. At the next roundabout take the 3rd exit onto Church Lane and then left onto Ringland Road. The property will be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

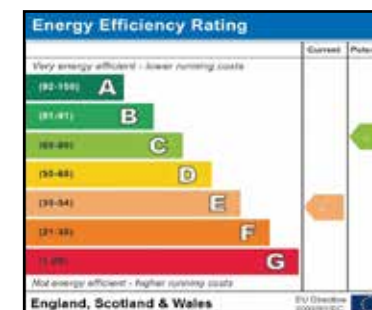
Oil Central Heating, Mains Water, Drainage via Septic Tank
High Speed Fibre Optic Broadband
South Norfolk District Council - Council Tax Band F
Freehold



TOTAL FLOOR AREA : 2436 sq.ft. (226.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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