



THE STORY OF

Woods End Cottage

Saxlingham Nethergate, Norfolk

SOWERBYS

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Woods End Cottage

The Green, Saxlingham Nethergate,
Norfolk, NR15 1TH



- Substantial Family Home
- Idyllic Setting in a Popular Village
- Superb Countryside Views
- Optional Internal Annexe
- Brilliantly Versatile Accommodation
- Wealth of Period Features
- Generous Plot of 0.9 Acres (STMS)
- Warm and Welcoming Period Home
- Superb Walking Routes on the Doorstep



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“...you’re ensured a warm welcome and space to create memories or to find a quiet corner to yourself.”

Standing proud amongst timeless, rolling countryside, Woods End Cottage is a sprawling and embracing home dating in parts back to the early 18th Century. Serving now as a much loved family home, the highly versatile accommodation has been extended to award winning designs and now boasts varied accommodation every bit as storied as the rich history of this home. With an internal optional annexe part way created, the versatility and flexibility of this home cements its ability to accompany even the most demanding of lifestyle requirements.

Over 3,500sq. ft. of accommodation is to be discovered at Woods End Cottage, yet it still manages to be brilliantly homely at every turn. The spacious entrance hall ensures a warm welcome whilst the traditional farmhouse kitchen has hosted many a long evening creating memories with dear friends and family. The multiple receptions provide space for every member of the family to come together or equally find a quiet corner to one’s self. Studies, larders, boot rooms and well equipped utilities ensure that practicalities are of course well catered for and a fulfilling lifestyle is well supported in such a spacious home.

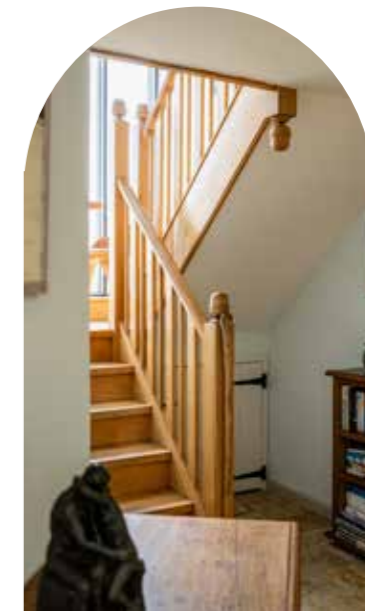






The first floor too showcases flexibility in abundance, with no less than five generous bedrooms enjoying every bit as much period charm as the receptions. An opulent principal suite enjoys splendid proportions, far-reaching field views and, of course, a well-appointed shower room en-suite. An equally large guest bedroom enjoys a splendid farmhouse style bathroom en-suite, whilst yet another en-suite bedroom means no less than three large, suited bedrooms are to be found within this impressive home. Two further bedrooms are well served by the family bathroom.

Amongst the most noteworthy of all design features of Woods End Cottage is the ability to split the accommodation internally. Should you wish, the doors on both the ground and first floor create entirely separable living accommodation, including full kitchen, for multigenerational living, or for those wishing to welcome a dependant relative into the home.



A fine feature of this home is the plot in which it sits. Approximately 0.9 acres (STMS) of varied grounds envelop the property, including a large gravelled drive and double garage. The sprawling lawn takes in glorious field views whilst terraces, raised beds, and multiple seating areas make for a garden to be enjoyed in all seasons by all ages.





First Floor
 Approximate Floor Area
 1735 sq. ft
 (161.18 sq. m)



Garage
 Approximate Floor Area
 195 sq. ft
 (18.11 sq. m)

Ground Floor
 Approximate Floor Area
 1975 sq. ft
 (183.48 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

Saxlingham Nethergate

IN NORFOLK
IS THE PLACE TO CALL HOME



At the centre of Saxlingham Nethergate sits a historic war memorial on a village green. The memorial is surrounded

by a mixture of thatched cottages and listed buildings, creating a picturesque village setting. There's also a primary school, and active cricket and bowls clubs. Boudicca Way, named after the Iceni warrior queen, passes through the village and provides a 36 mile walking route through south Norfolk countryside, linking Norwich and Diss. Just 9 miles south of the city, Saxlingham Nethergate is perfectly placed for commuting, whether it's into Norwich, or south to Cambridge and London.

The historic city of Norwich has everything you would desire of a vibrant regional capital. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the

Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family. There are also a number of sought after schools and colleges.

It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



Whitlingham Broad

“Whitlingham Country Park is within easy reach, and provides the perfect escape...”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 9538-0074-7245-6541-5970

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: /// fluctuate.topic.cloak

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