



'SUPERB MODERN HOME WITH BESPOKE LIBRARY'
Wortham, Suffolk | IP22 1PU

WELCOME



This beautiful contemporary home is one with a difference. In single ownership since its construction in 1982, this four-bedroom-two-bathroom property has been meticulously maintained and improved in recent years including a staggering library addition. And, with its unmatched position – overlooking an immense village green and with horticultural land to the rear – urgent viewing is recommended.







- Excellent Detached Modern Home
- First Time Being Sold Since 1982
- Well Looked After Throughout
- Four Sizeable Bedrooms
- Spacious Sitting Room and Dining Room with Wood Burner
- Light and Airy Kitchen Breakfast Room, Useful Utility Room and Cloakroom
- Magnificent Library with Bespoke Oak Bookcases - (enough for around 4000 books)
- Charming Gardens with Views Front and Rear
- No Onward Chain

In their 42 years of residence, these devoted owners have lavished attention on their beloved home. Immaculately decorated throughout, and with recent upgrades to bathrooms, nothing needs doing to this move-in ready property. Or, as the owners rather more succinctly put it, "it's in good nick".

A bright airy hallway with honey-coloured wooden flooring leads to a large L-shaped sitting and dining room. The sensible removal of a dividing wall between these once separate rooms has resulted in a glorious open-plan space which, at approximately 24 feet in both directions, lends itself to any configuration you might need. Very much at the heart of this home, this room is connected to all ground floor rooms except the kitchen. Yet if you wanted to open out the ground floor entirely to create a seamless connection throughout kitchen, dining and living rooms, then the part removal of the shared wall would be a relatively simple alteration. The room enjoys a fireplace with a wood-burning stove as well as south-facing windows for day-long light. French doors lead to a conservatory, a lovely warm spot which takes full advantage of light from the south and west. The glass used for the conservatory is a special thermal barrier type of glass so that it does not get too hot in summer, this makes it a lovely place to relax in and is also great for growing tender plants.

The kitchen is of a considerable size and is fitted with limed oak cabinets and granite countertops. Here is abundant storage for your batterie de cuisine and plenty of dining space for more casual occasions. French doors to the south admit plenty of light and lead to a terrace conveniently placed for al fresco summer dinners. Immediately off the kitchen is a handy separate utility.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











Vendors Library Image
Summer



Vendors Library Image
Summer









Vendors own painting of the garden in Summer used with permission

Saving the best till last, head back through the sitting room to see the pièce de résistance – a library such as you are unlikely to see again in a long while. Bespoke oak bookcases, finished with beautiful plinths and cornices, was a labour of love for Diss-based builders, John Taylor. Here can be housed about 4,000 books which can be arranged and catalogued on shelves according to classical roman numerals painted above. In this voluminous space of over 24 feet in length, is room for several desks or tables. Overhead, the whitewashed timber roof soars upwards, while skylights – boosted by track lighting – flood the room with light. The Library, Hall and Cloakroom all have French Oak flooring. A more stylish and enriching place from where to work it's hard to imagine.

Stairs lead to a wide landing. Pleasantly square, this is almost a room in itself. Four double bedrooms are served by two well-appointed bathrooms as well as vanity units in two rooms. The master bedroom's shower room benefits from twin sinks while the jack-and-jill family bathroom offers both a bathtub and a shower stall. This last functions as a second en-suite bathroom, if required. Storage is excellent with runs of built-in cupboards in two rooms and a large cupboard on the landing. Above, in the roof, is a large, boarded attic providing further storage.

The long garden has been planted and tended by a keen and able gardener. Beyond the terrace, a well-kept lawn edged by wide borders leads through an arbour to a second lawn in an attractive hourglass layout.

A full-width trellis further down the garden serves as an informal division beyond which is a less formal area with mature cedar and beech trees and a young birch grove. The boundary fence is happily of chestnut paling, affording almost infinite rural views over the horticultural land behind. The whole garden is entirely dog-proof.

There are also a large double garage and a shed.

A pretty village, Wortham has a large open green, a primary school, a village hall and a shop with post office and tearoom. Lively tennis and bowls clubs thrive at the playing fields nearby.

Beautiful countryside is on the doorstep and a short drive away is Thornham Walks offering hiking trails on the Henniker-Major family estate. Being situated on the A143, Wortham is well-placed for easy access to urban amenities. The larger settlements of Rickingham and Botesdale with GP surgery and shops are just down the road. Diss, with frequent rail connections to London and Norwich is an eight-minute drive, while in the other direction it's just half an hour to Bury St Edmund's with its famous cathedral, shopping and restaurants.

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band F

Services: Mains Water & Electricity, Private Drainage (Treatment Plant) OFCH - all radiators fitted with Thermostatic Valves.



STEP OUTSIDE

Agents Notes Continued

Broadband – Current provider is BT and the vendors get 60-70 mbps to the house, buyers will need to satisfy themselves as to speeds achievable with other providers/ equipment.

Mobile Phone Networks: O2 and Vodafone worked in the area other networks were not tested.

EPC Rating D

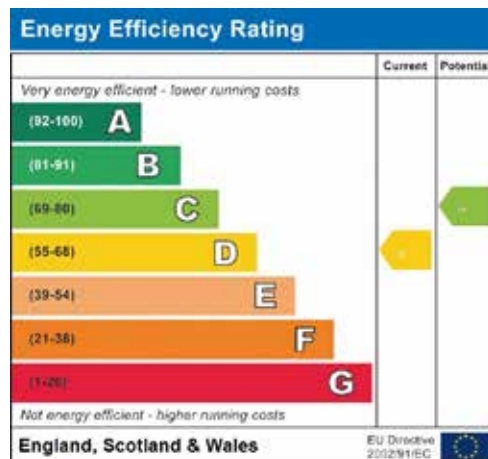
Public Footpath: There is a public foot path on land which the vendors own on the left-hand side- the current vendor fenced it off many years ago - so it does not intrude on the property at all.

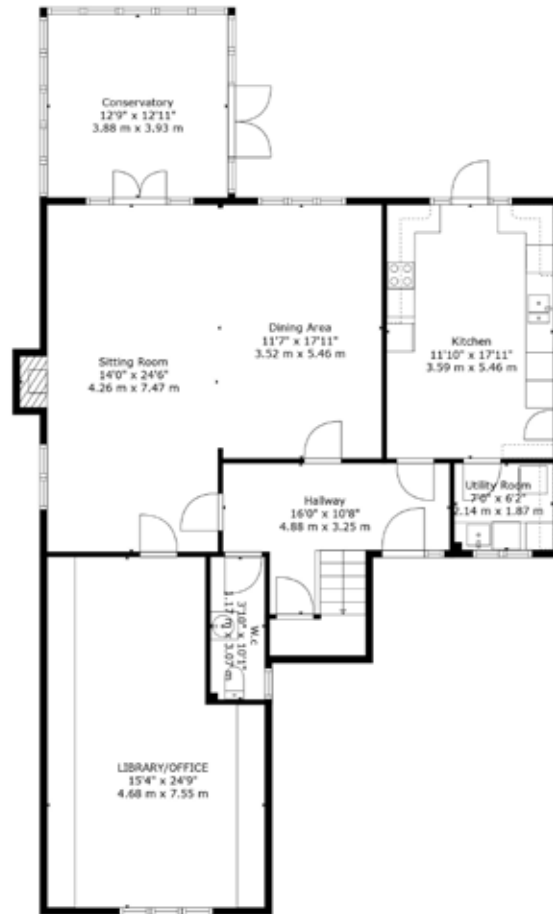
Access Across The Common: The access across the common was granted many years ago when the house was built at a cost of £50 - one off payment - this property and the 4 neighbours who use the drive have joint responsibility to maintain the road - fill in pot holes etc.

Directions: Proceed from the market town of Diss along the A143 in a westerly direction. On entering the pretty village of Wortham take a right hand tun onto The Common and immediately left across The Common - The property will be found set well back from the road on the left-hand side.

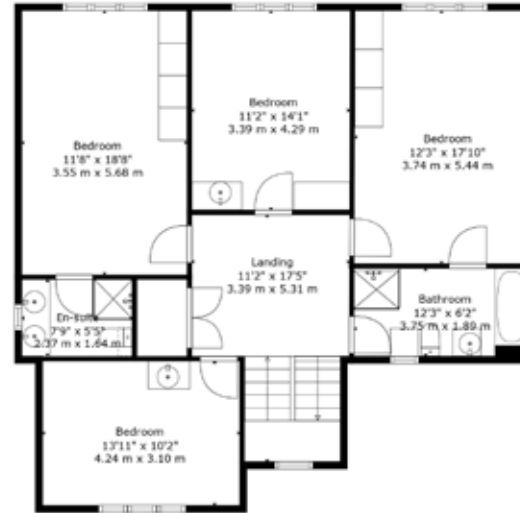
What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - /// builders.crunched.binder

Postcode - IP22 1PU





Floor 1



Floor 2

TOTAL: 2559 sq. ft, 237 m2
FLOOR 1: 1489 sq. ft, 138 m2, FLOOR 2: 1070 sq. ft, 99 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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