



THE STORY OF

Kathbert Lodge

Longham, Norfolk

SOWERBYS

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Kathbert Lodge

4 Wendling Road, Longham,
NR19 2RD

Detached Bungalow
Architecturally Designed
Two Double Bedrooms
Two Bathrooms
Low Maintenance Garden

Integral Garage
In and Out Driveway with Ample Parking
No Onward Chain

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“The rear garden is mostly shingled and interspersed with small pathways, raised beds and mature shrubs and trees.”

Located in the village of Longham, only a short walk from the village pub, is this wonderfully designed detached bungalow.

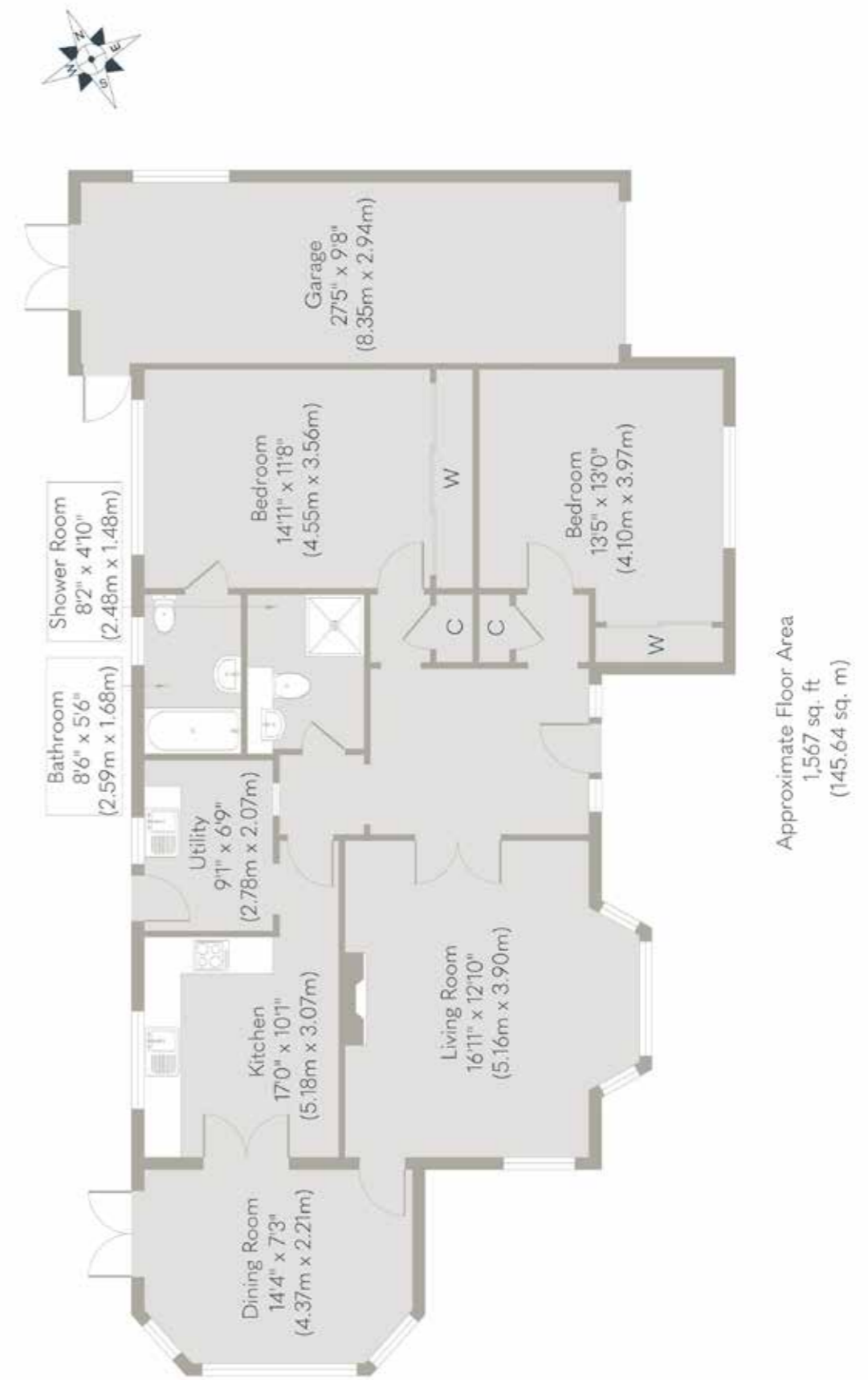
Upon entering through the front door you are greeted by a large inviting hallway with access to all rooms. To the left is a well-proportioned yet cosy living room, with a fireplace providing the focal point. Continuing through, there is a dining room with large window on every wall which ensures the room is always filled with natural light. The dining room is conveniently adjacent to the kitchen, creating a seamless flow between the rooms.

To the other end of the property, are two double bedrooms, the principal bedroom having an en-suite bathroom. In addition, there is a shower room and utility room.

Outside and to the rear is a low-maintenance garden which is mostly shingled and interspersed with small pathways, raised beds and mature shrubs and trees. There is a useful summer house to the rear. To the front is an in and out shingle driveway with parking for several cars as well as an integral garage.







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.



ALL THE REASONS
Longham
 IN MID NORFOLK
 IS THE PLACE TO CALL HOME



Longham, a tranquil village in central Norfolk, lies approximately six miles from Dereham. Longham itself boasts scenic footpaths and bridleways, perfect for exploring the surrounding countryside. Equidistant from Norwich and King's Lynn, and only four miles northwest of Dereham, Longham serves as an excellent hub for discovering Norfolk's rural beauty. The village features the inviting Longham White Horse pub and a well-appointed Village Hall with adjacent playing fields. Nearby Swaffham, just 10 miles away, has a Waitrose supermarket. Adjacent to Longham, the village of Litcham offers a delightful array of amenities, including a delicatessen, public house, village shop, and both primary and secondary schools.

Dereham is a classic market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments. A twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the

town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes away, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is under 10 miles away.

Brisley, 4.6 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Longham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 20 miles away. Come discover a Norfolk gem.



Note from Sowerbys



Kathbert Lodge

“In addition to the integral garage, there is an in and out driveway providing ample parking.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2334-1624-6100-0752-8222

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: ///shampoo.door.plotter

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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