



The Chestnuts
Long Green | Wortham | Suffolk | IP22 1RD

DETACHED COUNTRY HOME



From the outside, it looks like a cosy cottage, on the inside it's anything but! Large reception rooms and six double bedrooms totalling well over 3,000 square feet, will accommodate several generations and home-workers with ease. And its enviable location, with the common behind and fields in front, delivers on two counts – stunning views and perfect tranquillity.



KEY FEATURES

- Magnificent Detached Modern Home
- Superb Brick and Flint Elevations
- Wonderful Farmland Views To The Front
- Spacious Accommodation Throughout
- Generous Sitting Room, Dining Room and Garden Room
- Six Bedrooms - Five Up - One Down
- Three En Suite and Family Bathroom
- Triple Garage - One With Workshop Within
- Delightful Wrap Around Gardens

Up a quiet country lane in this delightful rural settlement this late 20th century chalet-style property sits in its own grounds behind a low brick wall with double five-bar gates. A wide drive in front of the house offers parking for multiple cars in addition to a triple garage with integrated workshop.

Step Inside

Entry via a glass porch is into a wide central hallway whose dimensions are enhanced by a hanging staircase, open underneath, and brilliant white walls. A slim column provides structural support to the landing which looks down into this airy space. On your left is the immense sitting room, a space of over 400 square feet. Light floods in through a wide south-facing bay window as well as through the adjoining west-facing garden room. This latter, thanks to its solid roof which helps regulate temperature, can be used year-round. On the north wall, a simple inglenook-style fireplace houses a wood-burning stove. In a layout which couldn't be better for entertaining, the sitting room leads directly to a dining room which in turn leads to the kitchen. Another bright and whitewashed space, the kitchen is divided informally into a breakfast room and the working part where cool cream units support smart black granite counters. Restricting wall units to one end of the room minimises visual obstruction and promotes sociability. This is a room where people can gather, mingle and cook all at once without overcrowding.

Multi-generational Spaces

As if that wasn't plenty of living space to be getting on with, the additional space on offer at the other end of the house may well seal the deal. Here is a ground floor bedroom with ensuite bathroom which is ideal for elderly relatives. Across the hallway, two adjoining rooms offer an alternative to the more formal sitting room.





KEY FEATURES

Currently, these rooms are set up as a games room with a bar and certainly they do scream “party!” – whether that’s for children, teenagers or fun-loving adults. But equally, they’ll work well as a family room, or a teen hangout, maybe even a studio for an artist or a larger work-from-home space. Also downstairs is a utility and a WC.

Exploring Upstairs

Chalet-style, five bedrooms all sit in the pitch of the roof, meaning partly vaulted ceilings which contribute to a cosy sense of enclosure. Dormer windows front and back permit glorious views of the surrounding countryside. Of special note is the built-in cabinetry in many bedrooms, meaning a clutterless environment – in particular in the master suite where the amount of integrated storage is next level! Three sleek and modern bathrooms serve these rooms – two ensuites, the master with twin sinks, and a family bathroom with a splendid freestanding tub from which you can look out at trees and stars while you luxuriate.

Step Outside

So tranquil is this enclosed and peaceful haven that wildlife pass through the garden regularly. Mainly grass but dotted with mature trees and shrubs, it surrounds the property, offering different destinations for different occasions. A suntrap of a terrace situated in the sheltered spot between the kitchen and the back porch is the perfect place to enjoy a glass of wine as the sun sets. A built-in barbecue is placed at a polite distance, keeping smoke away from diners. There are also gazebos, two sheds and a greenhouse.

On The Doorstep

A pretty village, Wortham has a large open green, a primary school, a village hall offering keep fit classes and a regular pop-up pub, a shop with post office and a busy 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.





































INFORMATION



Directions

Proceed from the market town of Diss along the A143 in westerly direction. On entering the village of Wortham take right hand turn onto the Common and an immediate left hand turn. Proceed for a short distance and the drive to the property will be found on the left hand side. Continue along the track and bear right. The property will be found towards the end of the track on the right hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... waltz.range.needed

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Treatment Plant

Broadband Available - please see www.openreach.com/fibre-checker

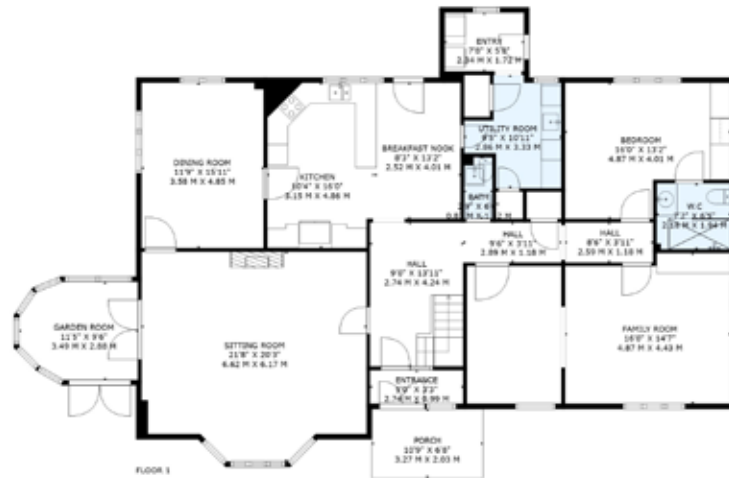
Mobile Phone Reception - varies depending on network provider

Please see www.ofcom.org.uk - to check Mobile/Broadband Availability

Mid Suffolk District Council - Tax Band G

Freehold





TOTAL: 3210 sq. ft, 298 m2
FLOOR 1: 1995 sq. ft, 185 m2, FLOOR 2: 1215 sq. ft, 113 m2
EXCLUDED AREAS: WORKSHOP: 88 sq. ft, 8 m2, GARAGE: 437 sq. ft, 41 m2, PORCH: 71 sq. ft, 7 m2,
LOW CEILING: 215 sq. ft, 18 m2

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



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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