



THE STORY OF
Ford Cottage
Lower Easton, Norfolk

SOWERBYS

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Ford Cottage

Lower Easton, Norfolk
NR9 5EP

Superb Characterful Home

Sitting Room and Dining Room

Modern Kitchen/Breakfast Room with Aga
Garden Room, Utility Room and Cloakroom

Four Bedrooms

Ground Floor En-Suite Bedroom

Three First Floor Bedrooms and Family Bathroom

Electric Entrance Gates and Carriage Drive

Established Well-Landscaped Gardens

Integral Double Garage

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“We’d describe our home as unique, happy and homely.”

Ford Cottage exudes a welcoming charm, nestled perfectly behind electric gates that ensure complete privacy. As you drive up to the house, you’re greeted by fabulous curb appeal; the home glows with the warmth of family happiness.

This homely retreat offers a seamless flow of accommodation that invites comfort and ease. The sitting room, with its inviting open fire, becomes a cosy haven, especially during the winter months.

The heart of the home is the kitchen breakfast room, thoughtfully designed

with ample storage and workspace. A standout feature is the magnificent four-oven Aga, which, on a cold day, feels like a big hug. The current owners cherish this centrepiece.

The garden room, versatile over the years, now provides the perfect spot to unwind and enjoy serene views of the garden. For formal gatherings, there is an elegant dining area. The ground floor offers flexibility, potentially serving as an annexe if needed, along with a utility room, cloakroom, and an en suite bedroom.



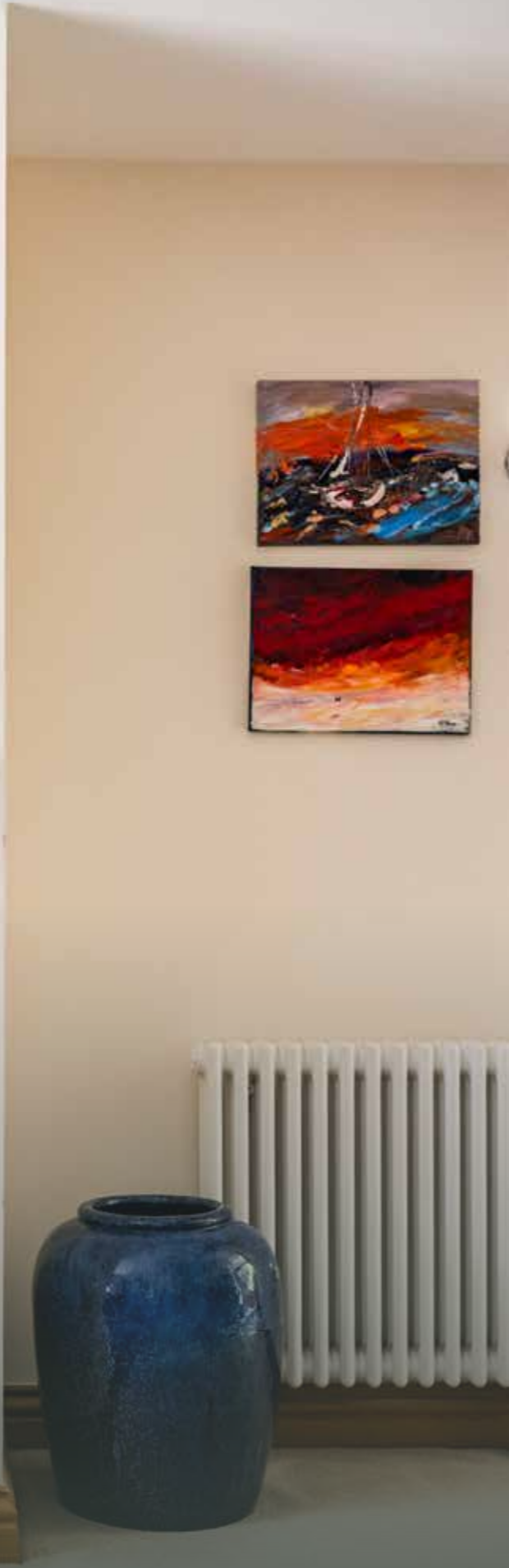
“We’ve loved living in a home with such a spacious front and back garden.”



“A standout feature is the magnificent four-over Aga, which, on a cold day, feels like a warm hug.”



“The sitting room, with its inviting open fire, becomes a cosy haven, especially during the winter months.”





Upstairs, the first floor houses three well-appointed bedrooms and a modern family bath and shower room, ensuring comfortable living spaces for all.





First Floor
 Approximate Floor Area
 641 sq. ft.
 (59.51 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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The exterior of Ford Cottage continues to charm. The electric gates open to a gravelled carriage driveway leading to an integral double garage. The front garden features mature, well-established boundary hedging, a central circular lawn, and a stunning Copper Beech tree.

The rear garden is a gardener's delight, offering secluded tranquillity with established plantings, two well-appointed entertaining terraces, a lush lawn, and a variety of specimen trees, all complemented by a leafy backdrop.

For outdoor enthusiasts, the location is ideal. Close by, the fabulous country walks in Ringland Hills offer a scenic escape, while paddleboarding and wild swimming are must-do activities in the area, adding to the charm and lifestyle appeal of Ford Cottage.





ALL THE REASONS

Lower Easton

IN NORFOLK
IS THE PLACE TO CALL HOME



Lower Easton is a picturesque village situated 7 miles west of Norwich, offering a perfect retreat for those seeking a peaceful and idyllic lifestyle. A leisurely stroll through the village is enough to instill a sense of calm and escape from the hustle and bustle of daily life.

Despite its serene atmosphere, Lower Easton boasts an incredibly convenient location, with the nearby villages of Taverham and Drayton providing an abundance of amenities. Taverham features both a junior

and middle school, a variety of shops, a village hall, library, park, and church. Drayton complements this with a well-equipped Tesco supermarket, petrol station, doctor's surgery, and late-night pharmacy, ensuring all your needs are met within easy reach.

Lower Easton is ideally situated for those moments when you crave a livelier atmosphere, being just 7 miles from the cathedral city of Norwich. This wonderfully unique city blends the vibrancy of urban life with charming, one-of-a-kind shops and stunning architecture, all enriched by a deep cultural heritage.



Note from the Vendor



“The local area is just as glorious as when we moved in, with a nearby fabulous country walk in Ringland Hills, where paddbleboarding and wild swimming is a must.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref: 7290-6110-0422-8309-3973

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: ///mended.shudders.slopes

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