The Garden House
Quidenham Road
Kenninghall
Norwich, Norfolk
NR16 2EF

Guide Price £650,000
Location
This has to be one of the key factors in deciding where to buy and The Garden House combines a peaceful setting with wonderful views alongside the convenience of a short walk into the centre of this well served south Norfolk village which retains two public houses, an excellent local shop, school, bistro and other small businesses. Kenninghall is regarded as one of the top villages in the area nestled in rolling countryside and well located for access to a wide range of facilities with Norwich just 21 miles to the north east, Bury St Edmunds 19 miles to the south west and Cambridge within the hour. For those needing to travel to London there is a mainline rail service to London Liverpool Street from Diss (90 minute train journey) or stations at Thetford and Attleborough on the Norwich to Cambridge line with connections into Kings Cross. This house combines a tranquil rural setting with easy access to local amenities and the wider world.

- Delightfully secluded
- Set in 1.7ac
- Rural views
- Renovated and extended to create a family home
- Easy walking distance to well served village centre
- One not to be missed
The Property
The Garden House is a true delight which has been renovated and extended by the current owners to create a gem in the countryside. Much of the original timberwork has been revealed and the main fireplace restored whilst at the same time a few contemporary twists have been included. It is spacious and bright with perhaps the best addition being the garden room which is used for much of the time, being very bright. This combines well with the smaller cosier sitting room at the other end of the house with its open fire for the winter evenings. On the first floor are three bedrooms, an en-suite shower room and the family bathroom, whilst on the second floor there are two further bedrooms and a shower room in-between.

Planning
As part of the original planning there was a first floor ‘sky room’ proposed giving panoramic views from west to east through north and exceptional sunrises and sunsets. This can still be undertaken as the planning remains extant. The owners have made provision for the doorway off the landing, laid foundations and created the bases of the pillars. Details can be seen on Breckland Council website under planning ref: 3PL2010/0485.

Outside
The Garden House is set within 1.7ac of delightful garden. There are numerous trees within the grounds with lawn interspersed creating walkways and glimpses of the house from different angles. To the side is the driveway and parking area with the paddock leading off. This has been used as a camping/caravan site for up to 15 units and has a large fire pit and seating area, but could equally well suit those with a pony or two. The access to the property is down a narrow track giving a sense of peace and ‘arriving’.

Services
Mains water and electricity are connected to the property. Private drainage. Electric underfloor heating to the ground and first floors. 4KW photovoltaic panels give approximately £1,400pa (index linked) on the high feed in tariff (25 year period with approximately 17 years left) in addition to the free electricity provided to the house. There are also solar panels for water heating.

Directions
From Diss head west on the A1066. In South Lopham bear right after the White Horse Inn and follow the road through North Lopham and into Kenninghall. At the T-junction turn right and continue into the village centre. Immediately after the White Horse turn left onto Quidenham Road. Where the road bends to the left, bear right (straight ahead) onto a track which leads to The Garden House.

Viewing
Strictly by appointment with TW Gaze.
Freehold Ref: 17700/MS
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