

# TUDOR COTTAGE

HEATH ROAD, WINFARTHING, DISS, IP22 2EU





A charming and sensitively extended Grade II Listed country cottage with delightful established gardens and open field views.

**The vendors have superbly extended the original thatched cottage with a sensitive and characterful extension, cleverly fusing the period charm of the principal house with the needs of modern living. Great attention to detail has been paid to how the house flows as a whole. A meandering path from the front drive leads through the front garden to the front door where there is an attractive entrance porch.**

The ground floor of the original cottage is a substantial open reception room with a wealth of exposed timbers and large inglenook fireplace with woodburning stove. The middle section of the house contains a delightful bathroom with freestanding roll-top bath. There is a useful utility room and a spacious dining room with stairs to the first floor and French doors to the garden. The kitchen is fitted in an attractive range of painted wall and base units with a space for a range cooker. There is a door to the side. Off the kitchen is a snug or playroom. On the first floor the principal bedroom is at the rear and enjoys wonderful rural views. There is

a shower room next to it. In the original section of the cottage are two further characterful double bedrooms.

The gardens are a real highlight of the property having been superbly landscaped by the current vendors. They have been cleverly zoned to give the feeling of outdoor rooms and comprehensively planted with an array of shrubs and trees. There is a large terrace and pergola for alfresco entertaining plus an excellent summerhouse for relaxing evenings.

#### LOCATION

Winfarthing is an attractive semi-rural and established village found four and a half miles to the north west of Diss and still retains a strong and active local community helped by having good schooling, public house and fine church. The historic market town of Diss offers excellent amenities including schools, shops, restaurants, doctors, dentists and public houses along with regular bus services and main line railway station providing access to the cathedral city of Norwich and London's Liverpool Street station.







### SERVICES

Oil fired central heating. Mains electric and water are connected with drainage via private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band D

### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

### BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.





## FLOOR PLAN



TOTAL FLOOR AREA: 1928 sq. ft. (179.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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