



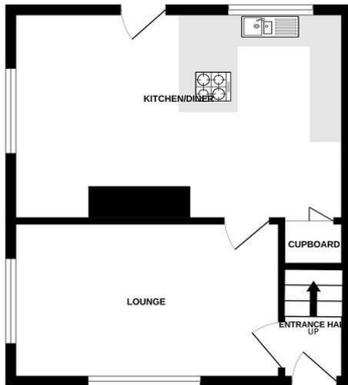
## Rose Cottage High Common | Swardeston | Norwich

**Offers In The Region Of £375,000**

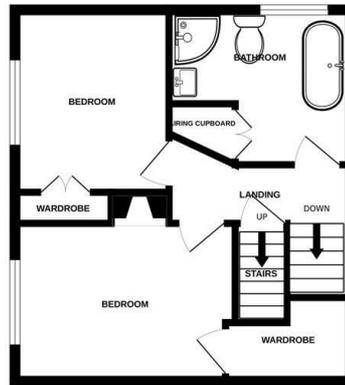
**\*\* VENDOR FOUND - STUNNING COTTAGE OVERLOOKING THE VILLAGE COMMON\*\***  
Gilson Bailey are delighted to present this charming three-bedroom semi-detached character cottage, arranged over three floors and offering a wealth of space, charm and period features throughout. The ground floor welcomes you with an entrance hallway, a cosy sitting room, and a generous kitchen/dining room complete with a wood burner –perfect for family living and entertaining. On the first floor, two double bedrooms with fitted wardrobes are complemented by a stylish period-style bathroom, while the top floor boasts a stunning 24ft (stms) bedroom with fitted wardrobes, eaves storage and delightful views over the common and cricket ground. The cottage, dating back to the 1830s, is surrounded by common land. The area behind the property has a mature, natural boundary and timber fence providing a peaceful and picturesque backdrop. Benefiting from gas central heating, double glazing and presented in excellent condition throughout, this cottage would suit a wide range of buyers, from families to those seeking a characterful home in a desirable setting. Early viewing is highly recommended.



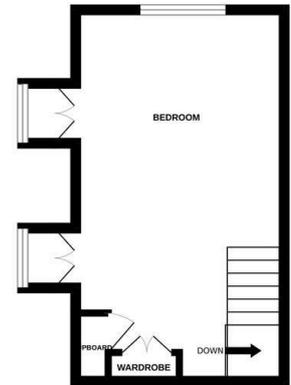
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ROSE COTTAGE, HIGH COMMON, NR14 8DL

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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## Location

Swardston is a charming village located just south of Norwich, offering a blend of rural tranquillity and convenient access to city amenities. The area is known for its community spirit, scenic countryside, plus proximity to reputable schools and local shops. Excellent transport links make it an ideal location for commuters seeking a retreat from urban life.

## Accommodation Comprises

Front door to:

### Entrance Hall

Door to lounge, stairs to first floor, radiator.

### Lounge 14'10" x 11'4"

Gas coal effect fire set within decorative surround and hearth, wood effect flooring, radiator, double glazed window to front and side.

### Kitchen/Diner 18'3" x 11'7"

Modern fitted range of wall and base units with complementary rolled-edge work surfaces, an inset one-and-a-half bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, an inset electric hob and built-in double oven, integrated slimline dishwasher, microwave and fridge/freezer, space for a washing machine, pamment tiled flooring, radiator, under-stairs storage cupboard, exposed timber beams, built-in breakfast bar, uPVC double-glazed window to the rear and side, a cast-iron wood burner set within a decorative surround and tiled hearth, space for a dining table, telephone point, stable door to the rear, and a built-in cupboard housing the 'Ideal Icos' gas-fired central heating boiler.

### Bedroom Two 12'1" x 11'6"

Double glazed window, radiator, walk-in wardrobe, cast iron decorative fireplace.

### Bedroom Three 9'10" x 8'4"

Double glazed window, radiator, fitted wardrobes.

## Bathroom 9'7" x 8'5"

Shower cubicle, rolltop bath, low level WC, hand wash basin, traditional heated towel radiator, tiled walls and floor, double glazed window, airing cupboard housing Mega Flo hot water tank.

## Second Floor Landing

Access to:

### Bedroom One 24'1" x 11'4"

Three double glazed windows, two radiators, fitted wardrobes, eaves storage.

## Outside

Lawned area with garden shed, surrounded by mature hedging and timber fencing.

## Local Authority

South Norfolk District Council, Tax Band C.

## Tenure

Freehold

## Utilities

Fibre to the cabinet broadband available.  
Mains gas, water and electric.

## AGENTS NOTE

The property is located adjacent to Common Land. Prospective buyers are advised to make their own enquiries regarding any rights of way associated with the property. Except for the land clearly outlined during viewings, the surrounding areas are under third-party ownership and form part of a registered Common.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

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### Tenure

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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