



THE STORY OF

Dog and Partridge Cottage

Wretham, Norfolk

SOWERBYS



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Dog and Partridge Cottage

Watton Road, Wretham
Norfolk, IP24 1QS

Characterful Grade II Listed Cottage

Brick and Flint Facade

Internal Accommodation stretching to...

Open-Plan Ground Floor Layout

Inglenook Fireplaces

Three Double Bedrooms

Off-Road Parking

Mature Garden with Decked Entertaining Area

Field Views to the Rear

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This delightful grade II listed Cottage, believed to date back to the 1600s, is set in the desirable village of Wretham. It has been lovingly updated, maintaining its character while offering a blend of modern living. Originally built with high-quality finishes, the property now features a beautifully re-imagined layout, perfect for a modern life.

Upon entering, you're welcomed by a spacious dining room, featuring a beamed inglenook fireplace and built-in storage, setting the tone for the warmth and character found throughout the home. The sitting room, open to the dining area, continues this inviting theme, with its own inglenook fireplace housing a wood-burning stove and complemented by exposed beams.

At the rear of the property, a light-filled open-plan kitchen and family room offers a contemporary space with views of the garden. The kitchen is fitted with modern base and wall units, oak worktops, and an inset ceramic butler sink, with provisions for a range cooker, fridge freezer, and washing machine, combining both style and practicality.

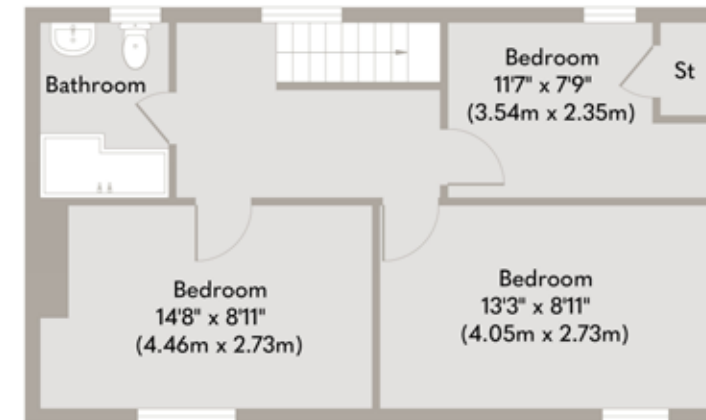
Upstairs, the home features three double bedrooms, with the third bedroom benefiting from a built-in storage cupboard. The family bathroom is a three-piece suite, including a bath with a shower, a pedestal hand basin, and a WC, offering both comfort and functionality.

Outside, the rear garden is a private retreat, laid to lawn and bordered by mature trees and raised flowerbeds. A central decked area provides the perfect spot for outdoor dining or relaxation. Off-road parking is available at the rear of the property, with additional parking on a grassed area further along the garden.



Living here has given
us a wonderful living
space...offering a quieter
pace of life.





First Floor
Approximate Floor Area
502 sq. ft
(46.68 sq. m)



Ground Floor
Approximate Floor Area
836 sq. ft
(77.65 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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Wretham

COUNTRY WALKS AND EASY COMMUTING

Wretham is a charming village located in the Breckland district of Norfolk. Known for its picturesque countryside and peaceful atmosphere, Wretham offers a blend of rural charm with convenient access to nearby towns and cities.

The village is ideal for those who appreciate nature and outdoor activities, with beautiful walking and cycling routes in the surrounding Breckland area. The local community is welcoming, with various events and gatherings that foster strong neighbourly ties.

Though Wretham is a small village, residents benefit from basic amenities within the village and nearby. There are local shops, a post office, and village halls that often host community events. For a wider range of shopping and dining options, the nearby town of Thetford is just a short drive away, offering supermarkets, restaurants, and services.

The village is conveniently located near the A11, providing easy access to major cities like Norwich and Cambridge. Thetford railway station offers train services to London, making it a practical choice for those working in the capital who prefer to live in a quieter environment and nearby primary schools offer a strong foundation for children, while secondary education can be found in Thetford.

Wretham offers a unique blend of rural tranquility and access to modern conveniences. It is an ideal choice for individuals and families who value community, nature, and a peaceful lifestyle. With its friendly atmosphere, stunning surroundings, and convenient transport links, Wretham is a delightful place to call home in Norfolk.



Note from the Vendor



“Situated in picturesque woodland, it has been lovely to live somewhere rural with a close community of neighbours.”



SERVICES CONNECTED

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

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///spell.outwards.prepped

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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