



Garden Cottage Old Fakenham Road, Foxley

Guide Price £425,000

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Foxley, Dereham

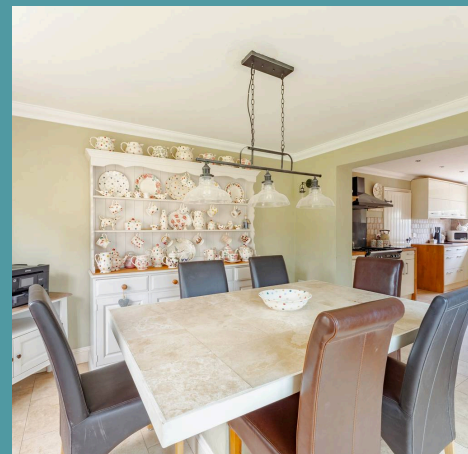
Guide Price £425,000 - £450,000. Beautifully positioned in the sought-after village of Foxley, Garden Cottage is a beautifully presented, individually designed detached home set in a generous south-facing plot. Offering four spacious double bedrooms and a versatile layout, the property blends characterful charm with modern convenience. The stunning sitting room with wood burner and the bright conservatory make it perfect for both relaxing and entertaining. A stylish kitchen, formal dining room, utility, and cloakroom add to the home's exceptional practicality. Outside, landscaped gardens, ample parking, a garage, summer house, and garden store create the ideal countryside retreat. With easy access to local amenities, great schools, and the Norfolk countryside, this is an exciting opportunity to embrace village living at its finest.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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The Location

Set in the charming and picturesque village of Foxley, this property enjoys a rural setting that perfectly balances countryside living with convenient access to local amenities. The village itself is steeped in history and community spirit, with the well-regarded Foxley Village Hall and St. Thomas' Church serving as vibrant hubs for local events, social gatherings, and community activities throughout the year.

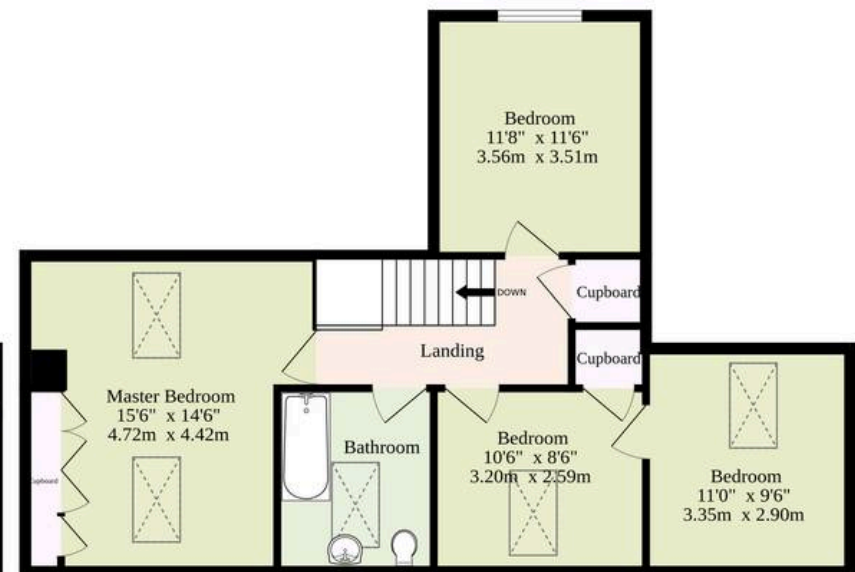
Just a short drive away, the neighbouring village of Bawdeswell provides a wider range of everyday essentials, including a Morrisons Daily store for convenient grocery shopping, a well equipped



Ground Floor
1110 sq.ft. (103.1 sq.m.) approx.



1st Floor
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 1827 sq.ft. (169.7 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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