



OAK COTTAGE

WATTLEFIELD ROAD, WATTLEFIELD, NR18 9JY



A delightful extended and refurbished period house with excellent equestrian facilities and a superb parcel of land in excess of 23 acres.

The property is a charming period house, originally a cottage on the Wattlefield Hall Estate. It has been substantially extended and modernised in recent years and now offers spacious, versatile and very well-presented accommodation.

Electric timber gates open to a gravel driveway offering parking for several cars. The front door opens to the entrance hall off which is a spacious ground floor bedroom with door to the garden and an ensuite shower room. There is a well appointed utility room with a door to the garden. A step from the hall leads into the inner hall with the stairs to the first floor, door to the sitting room and glazed double doors to the kitchen/dining room. The kitchen forms the principal area of the extension and is impressive. It is double aspect and fitted with a comprehensive range of wall and base units including an island. French doors open on one side to the terrace. The kitchen is open to the sitting room with its feature brick fireplace. A door leads to the official entrance hall and formal front door. There is a cloakroom.

Off the hall is an impressive drawing room with exposed timbers, fireplace and large bay window.

On the first floor are three vaulted bedrooms, two bathrooms and a shower room. Therefore every bedroom in the house is afforded a bath/shower room, albeit not ensuite.

The gardens wrap around the house and are laid to lawn. There is also a summer house. An independent drive from the road leads to the stable yard with an impressive building consisted of 6 well-appointed stables, attached barn and a w.c.

The grounds of the property are a real delight and the house is well placed within the grounds. There is an area of woodland at the heart of the plot which in turn is bordered by 5 ring fenced paddocks, each with a water supply. There is tractor/vehicle access around all the paddocks. In the far corner of the plot there is a separate road access.





LOCATION

Wattlefield is a small hamlet midway between Wymondham and Attleborough, which enjoys a delightful countryside setting and is perfectly placed for access to Norwich, Cambridge and further afield. About three miles away, Wymondham is a bustling market town, famous for its Abbey and offers direct train links to Norwich, Cambridge and London, Kings Cross, making the area ideal for commuting. Wymondham provides excellent facilities including an array of boutique shops, cafés, pubs and restaurants and several supermarkets including Waitrose as well as the Wymondham College, graded Outstanding by Ofsted. Railway stations at both Wymondham and Spooner Row, running between Cambridge and Norwich. Access to the A11 via Spooner Row is a few miles drive away, which provides access to many amenities. The Broads, accessed via the A47, are approximately 16 miles away. The Cathedral City of Norwich is approximately 12 miles away and offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services. Norwich is also home to one of the country's oldest established theatres, Theatre Royal, an art-deco theatre with a vibrant programme of live performances and creative engagement activities.

SERVICES

Oil fired central heating. Mains Electricity and Water are connected with drainage via septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order).

LOCAL AUTHORITY

South Norfolk Council Council Tax Band E

ENERGY EFFICIENCY

TBC

VIEWING

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

AGENTS NOTE

Please note there is an overage provision on the stabling and the land with a 20% uplift if planning permission is granted for redevelopment for a 20 year period from date of completion.



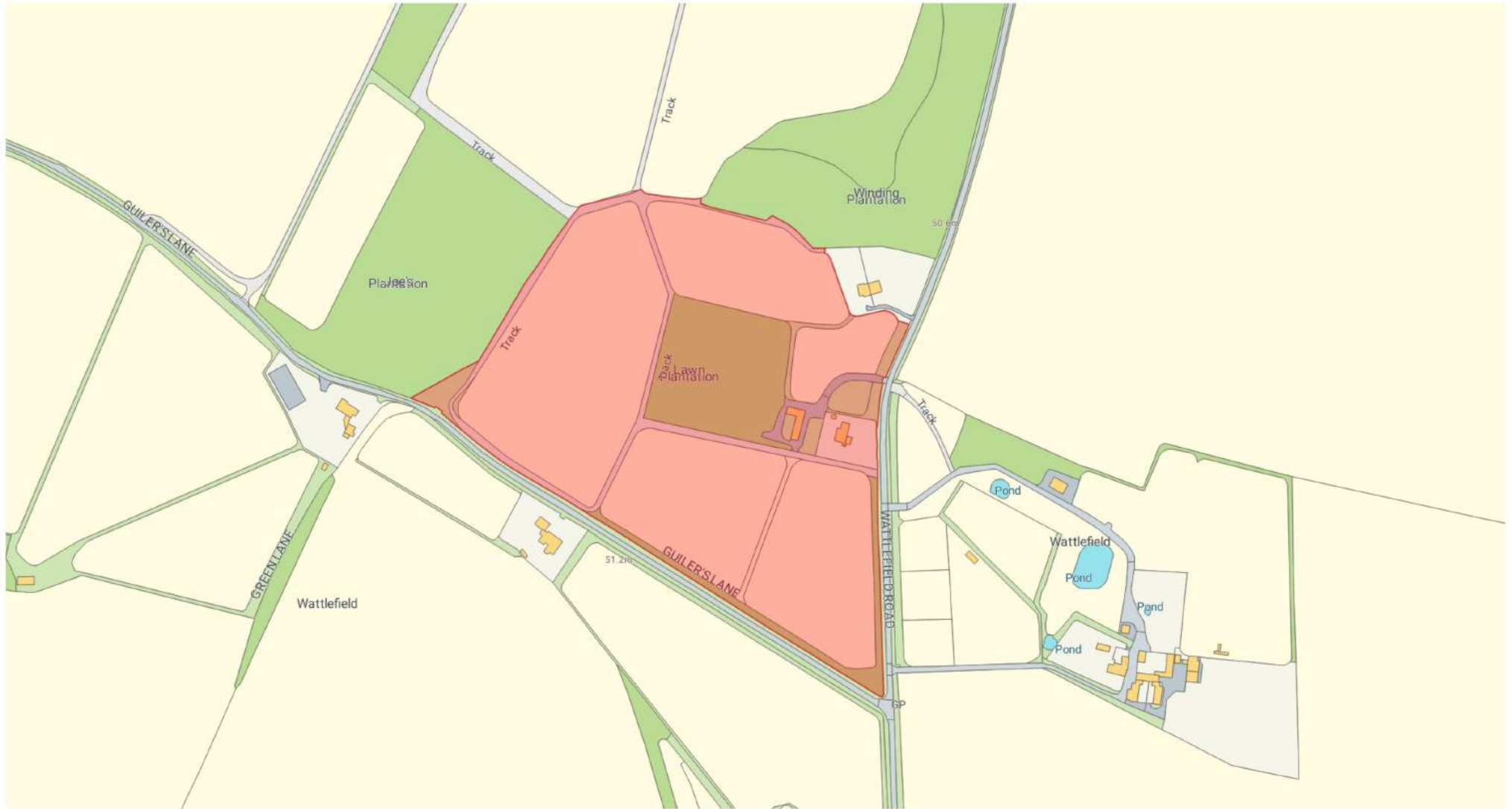








BOUNDARY PLAN

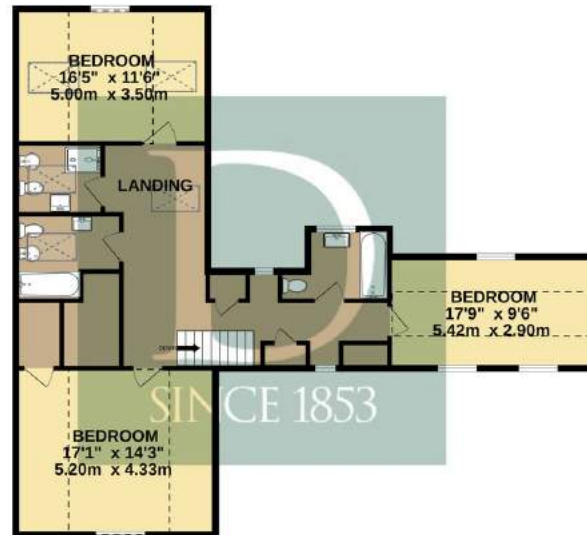


FLOORPLAN - HOUSE

GROUND FLOOR
1624 sq.ft. (150.8 sq.m.) approx.



1ST FLOOR
1068 sq.ft. (99.3 sq.m.) approx.



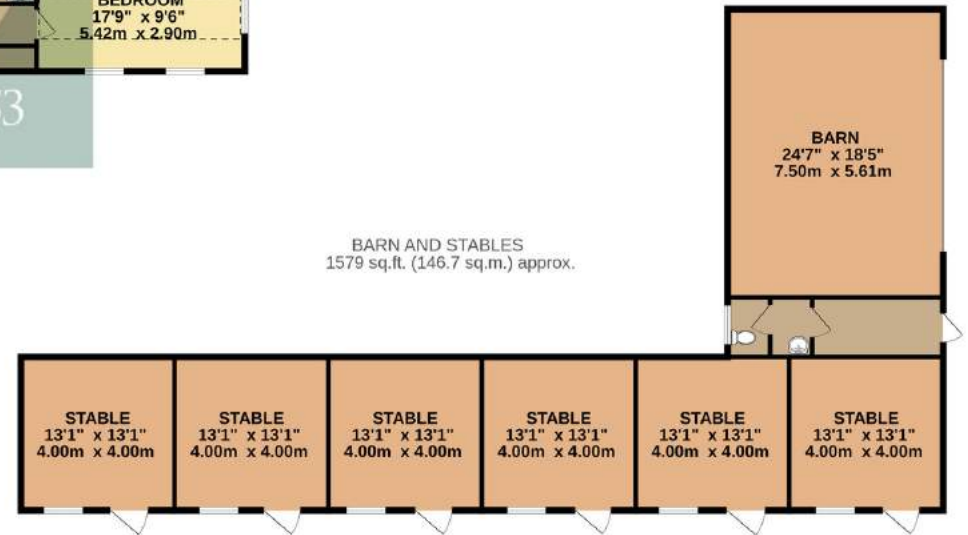
TOTAL FLOOR AREA : 4271 sq.ft. (396.8 sq.m.) approx.

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.

Made with Metropix ©2024

FLOORPLAN - BARN AND STABLES

BARN AND STABLES
1579 sq.ft. (146.7 sq.m.) approx.



DURRANTS

SINCE 1853

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : **01379 642233**

Email : **diss@durrants.com**