



WHITE GATES  
CHURCH HILL, BANHAM, NR16 2HN



A charming village cottage with self-contained one bedroom annexe and delightful established gardens.

The property is a charming cottage located in the heart of the old part of Banham village with picturesque views overlooking the church. The front door of the cottage is on the side and opens to an entrance hall with stairs to the first floor. At the front is a charming open plan sitting/dining room overlooking the church. The kitchen is to the rear and fitted with a range of farmhouse style units. It is split level with steps down to the dining area. To the rear is a conservatory overlooking the garden. There is also a ground floor bathroom. On the first floor are two double bedrooms, both overlooking the church. There is also a shower room.

The cottage has its own garden and the driveway is to the side. The driveway continues down to a superb 'L-shaped' single storey detached cottage, converted from a former stable building. At one end there is also a useful car port. The annexe has a generous sitting/dining room overlooking the garden and there is a separate kitchen. There is a double bedroom and a bathroom.

Beyond the annexe is the

remainder of the garden which is a superb feature of the property. There is a principal area of lawn which is bordered by a wide array of mature shrubs and trees. By the annexe is a terrace providing a delightful area for alfresco entertaining.

#### LOCATION

The property is located near the market town of Attleborough which offers a range of shops, supermarkets and services including Attleborough Academy and train station. Diss, (8 miles) offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street), Norwich and Bury St Edmunds are both about 22 miles.

#### SERVICES

Oil fired central heating. Mains electrics, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)







### LOCAL AUTHORITY

Breckland District Council  
Council Tax Band D

### ENERGY PERFORMANCE

TBC

### 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.



ANNEXE



ANNEXE



ANNEXE



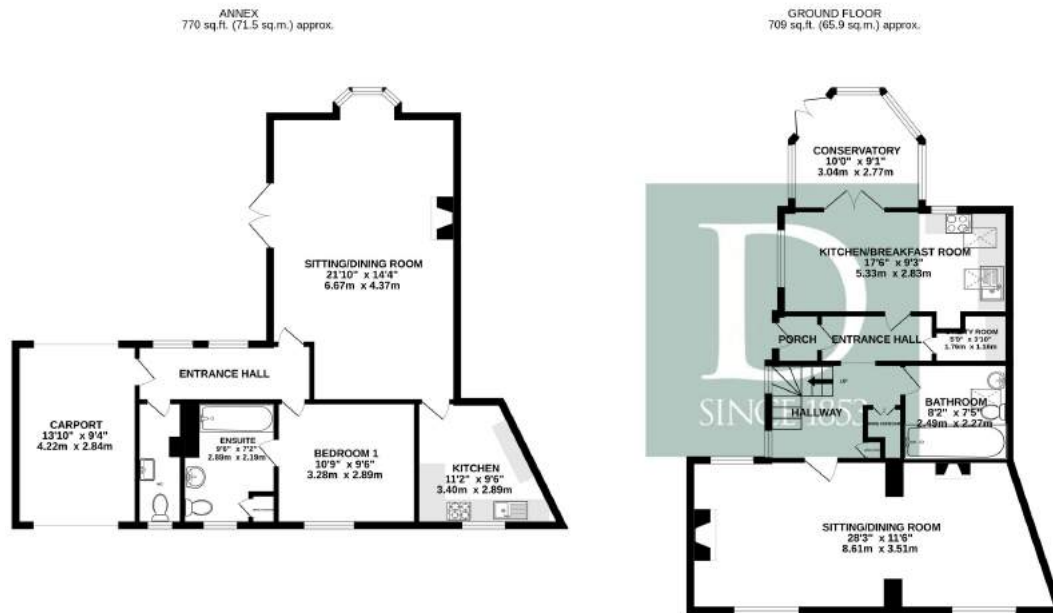
ANNEXE







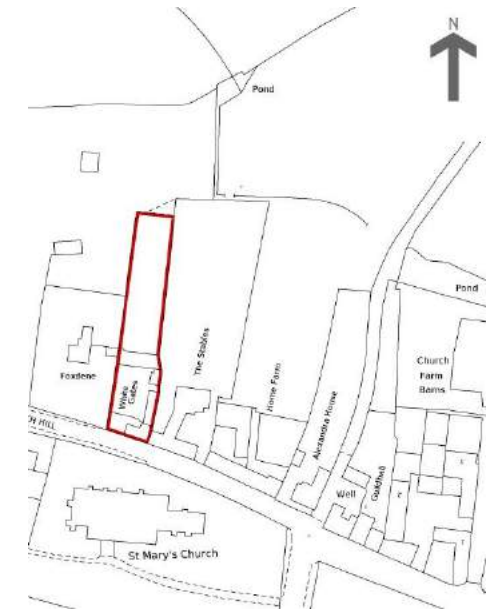
## FLOOR PLAN



TOTAL FLOOR AREA : 1858 sq.ft. (172.6 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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## LOCATION PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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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

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