



## OAK TREE COTTAGE

Cherrytree Road, Plumstead, Norfolk, NR11 7LQ  
Guide Price £460,000

**BROWN & CO**  
COCKERTONS



# OAK TREE COTTAGE

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## DESCRIPTION

Oak Tree Cottage is a brick and flint cottage situated in the popular village of Plumstead. The property is approached via Cherrytree Road leading to a shingled driveway providing ample off road parking and an attached garage. The property benefits from uninterrupted views over open fields and comprises three bedrooms including a master bedroom with en suite shower room, a further bedroom/study, two reception rooms, kitchen, utility room, family bathroom and separate cloakroom. To the outside of the property are beautifully maintained landscaped gardens which are well stocked with mature trees, shrubs, plants with sun terraces, a large lawned area and includes a summerhouse, shed and greenhouse.

## LOCATION

Oak Tree Cottage is situated in a quiet residential location in the popular village of Plumstead. Plumstead is a traditional village with a parish church and is situated 5 miles from the nearest town of Holt.

Holt is a beautiful Georgian County town has been well preserved with an attractive range of boutique shops, cafés and restaurants. There are a number of well-regarded schools in the area, including Gresham's School, originally founded in 1515 it provides pre-prep, prep and senior schools.

The cathedral city of Norwich is just twenty miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



## SPECIFICATION

- Detached Brick & Flint Cottage
- Traditional Village
- Peaceful Location
- Uninterrupted views over Open Fields
- Attached Garage
- Ample Off Road Parking
- Individual Garden Grounds
- Well stocked with Mature Trees, Shrubs & Plants
- Entrance Porch
- Two Reception Rooms
- Kitchen
- Utility Room
- Three Bedrooms including a Master Suite
- Further Bedroom/Study
- Family Bathroom
- Cloakroom
- Oil Fired Central Heating



## GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.





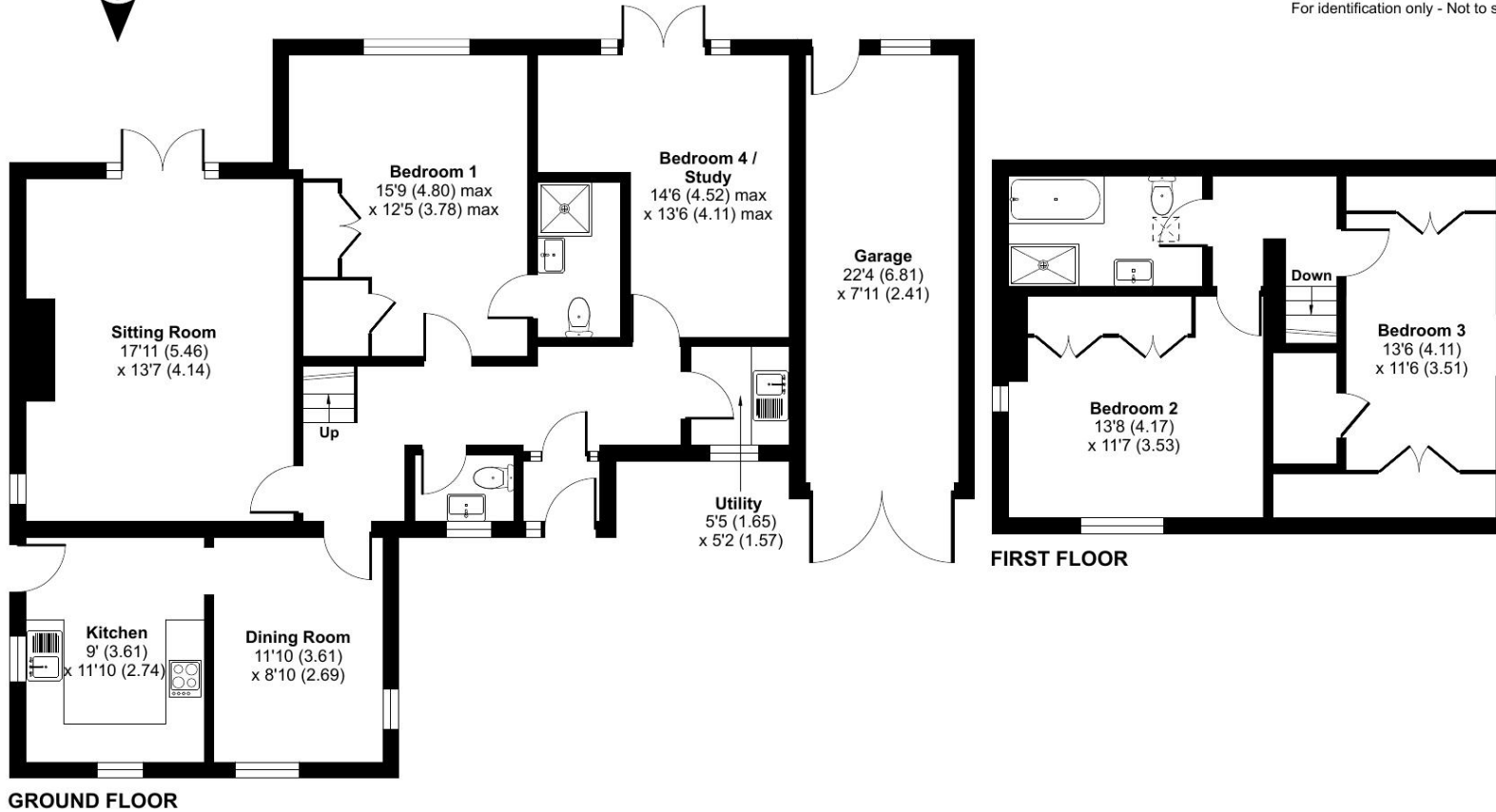
# Cherrytree Road, Plumstead, Norwich, NR11

Approximate Area = 1544 sq ft / 143.4 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1724 sq ft / 160.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checom 2024. Produced for Brown & Co. REF: 1203878

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