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*Long Green, Wortham,*  
Nr Diss, Norfolk

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## *Long Green, Wortham*

A traditional detached thatched cottage dating back to the 1600s, full of character and charm and sitting on a spacious plot of grounds. This property boasts four generous reception rooms, three double bedrooms, driveway parking, and so much more, all conveniently located in the delightful village of Wortham, close to Diss.

### **Accommodation comprises briefly:-**

- Porch
- Dining Room with Inglenook Fireplace
- Sitting Room with Inglenook Fireplace
- Kitchen with Walk-In Pantry
- Breakfast Room
- Utility Room/WC
- Family Room
- Study
- Dressing Room
- Bathroom
- Three Double Bedrooms
- Large Garden
- Driveway/Off-Road Parking



### **The Property**

As you pass through the front porch you step in to the dining room, where a striking inglenook fireplace immediately grabs your attention. A wealth of beams and timbers are on show that flow throughout the entire property, along with original wooden doors between a lot of the rooms. A passage beside the fireplace leads through to the sitting room, where an equally impressive fireplace mirrors the dining room. Off the sitting room is a handy study space, with ample room for a desk and chair. The main bathroom is also accessed from the sitting room, which is fitted with a claw-footed bathtub, WC and wash basin. A traditional country cottage kitchen links the dining room, breakfast room and utility room, also having access to a walk-in pantry. The breakfast room is yet another generous and versatile reception room, as is the family room next to it, both located to the rear of the cottage. Completing the ground-floor is another useful space, currently used as a dressing room. Taking the stairs up to the first-floor a short landing links the two biggest bedrooms, both spacious double rooms, with the third double bedroom being accessed through one of them.









### Outside

The cottage is located along a track with views to the front over the green. A picket fence marks the front boundary where a gate leads you up the garden path to the front door. To the left of the generous plot is the entrance to the driveway, which provides plenty of off-road parking. The front garden is laid mostly to grass with plant beds lining the pathways which lead around both sides of the property to the rear garden. The rear garden is a fantastic size and laid mostly to lawn, with a combination of high fencing and hedgerows marking the boundaries. A paved path takes you from the house to an attractive circular patio area with pergola, half framed by a brick seating area. To the back right is a timber shed.

### Location

The property is located in the village of Wortham, not far from the market town of Diss. Diss offers a good range of amenities and leisure services, along with strong railway links to London. Nearly 20 miles away is the city of Norwich, with a vast array of shops and facilities. Norwich offers many rail and bus connections to the surrounding areas and further afield, with train links to London. Norwich airport provides access to many holiday locations in and out of the country.

### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless otherwise specified in our details), but may be available in addition, subject to separate negotiation.

### Services

Oil fired central heating.  
Mains water & electricity. Private drainage.  
EPC: D

### Local Authority:

South Norfolk District Council  
Tax Band: E  
Postcode: IP22 1PU

### Tenure

Vacant possession of the freehold will be given upon completion.

### Agents' Note

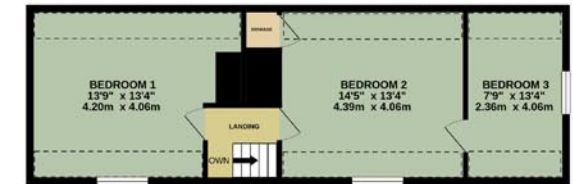
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price £390,000**

GROUND FLOOR  
1183 sq.ft. (109.9 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1716 sq.ft. (159.5 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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To arrange a viewing, please call 01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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