



Watton Road,  
Bodney

**SOWERBYS**

This charming three-bedroom semi-detached cottage is surrounded by tranquil Norfolk countryside. Offering versatility in abundance, in brief, the accommodation comprises a modern fitted kitchen, spacious sitting room/dining room, two double bedrooms in addition to a further single room, and a bathroom. The cottage is available now for a minimum 12-month initial tenancy. Upon entering the cottage, prospective tenants are welcomed straight into the modern fitted kitchen which showcases an abundance of both cupboard and worktop space – a joy for meal preparation. The kitchen offers space for all traditional white goods.

The sitting room/diner within this beautiful cottage enjoys views out to the private enclosed garden and features adequate dimensions for all desired contents/furnishings. Completing the ground floor accommodation, prospective tenants will find a bathroom comprising a shower over bath, a wash basin, and WC.

Stairs located in the entrance hall lead to the first-floor bedroom accommodation.

The primary bedroom within the cottage is an extensive double room which enjoys an aspect of the woodland garden and countryside beyond. The second bedroom, a smaller double room, boasts adequate dimensions for all traditional furnishings. The third bedroom is a single room which could alternatively be utilized as an office for those working remotely.

The gravel driveway, leading to the front of the cottage, offers ample parking for up to four vehicles. To the rear of the cottage, prospective tenants will find a private enclosed garden featuring an extensive lawn, a brick-built outhouse, and an array of mature shrubbery.

Fired by Oil Central Heating, the cottage is available now on an initial 12-month tenancy.

#### **BODNEY**

Tucked away in the heart of the Norfolk

countryside, Bodney offers a peaceful escape for those craving rural life with a deep connection to nature. Surrounded by open farmland, ancient woodland and gently rolling fields, this quiet village is perfect for anyone looking to slow the pace without feeling completely off the map. Located between the historic market towns of Swaffham and Watton, Bodney sits within easy reach of everyday amenities, schools, and independent shops, while Thetford Forest—just a short drive away—offers miles of walking and cycling trails for weekend adventures.

Though small in size, Bodney is steeped in history, with strong ties to the military through the nearby Stanford Training Area. The surrounding countryside is rich in wildlife, and you're never far from a peaceful footpath or a wide Norfolk sky.

Whether you're after starlit skies, space to roam, or simply a slower pace of life, Bodney is a hidden gem in Norfolk's rural landscape.

#### **AGENTS NOTE**

Unfurnished.  
Available now.  
Oil central heating.  
Pets by negotiation.  
12 month initial tenancy.

#### **COUNCIL TAX**

Band B.

#### **ENERGY EFFICIENCY RATING**

E. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

#### **LOCATION**

What3Words: [///project.thuds.unspoiled](https://www.what3words.com/project.thuds.unspoiled)







# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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