



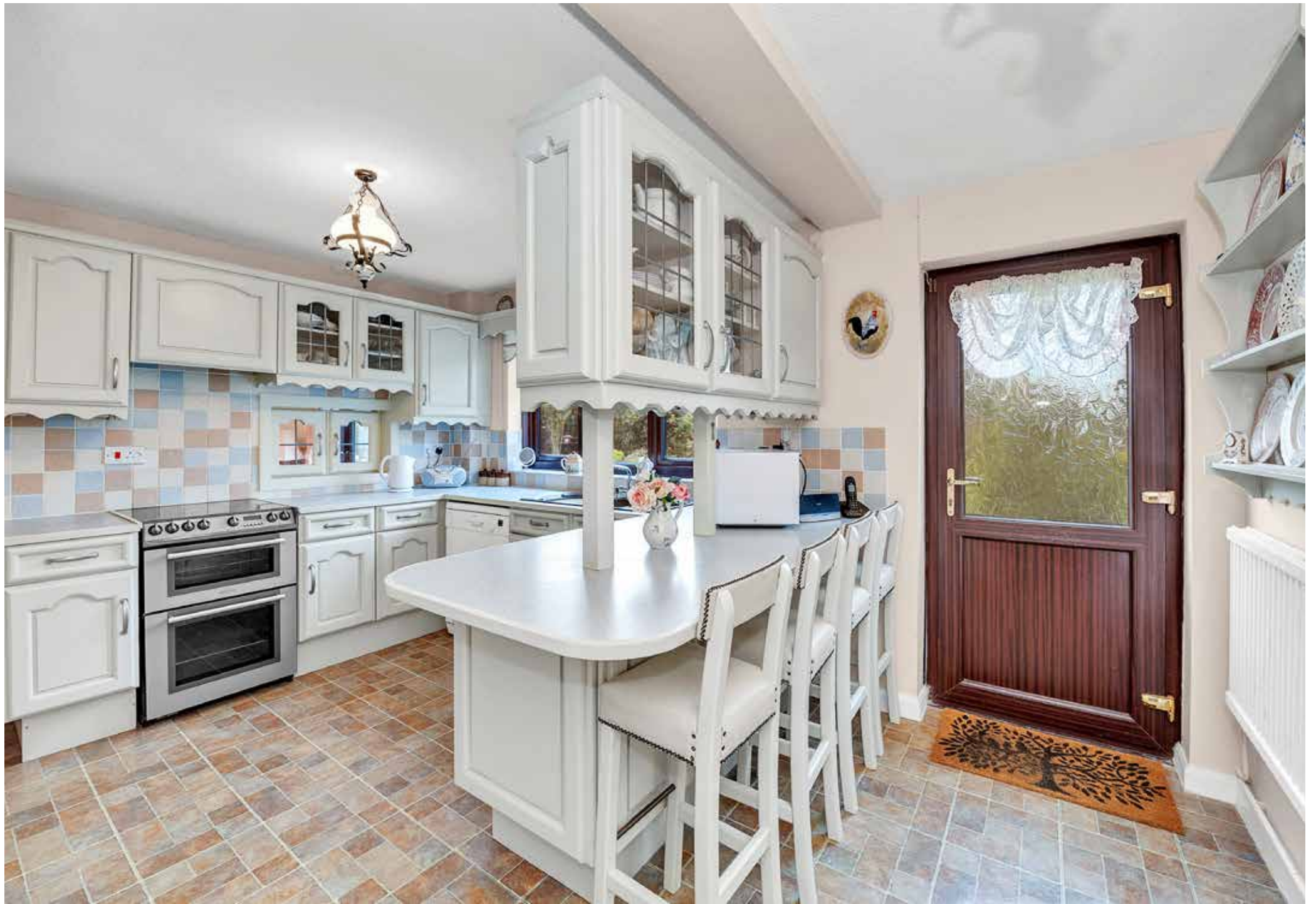
'Spacious Modern Home in Delightful Setting'  
South Lopham, Norfolk | IP22 2HL

# WELCOME



A more immaculate home you could not imagine. With everything beautifully finished and presented to tip-top standards this four-bedroom family home is sure to appeal to anyone who likes things "just so". And, while its rural location is undoubtedly another of its best attributes, it's also surprisingly well connected further afield.







- Modern Detached Village Home
- Fabulous Views to The Front
- Popular Village Location
- A Short Drive to The Market Town Of Diss
- Lovely Sitting Room
- Study, Dining Room and Conservatory
- Fitted Kitchen, Utility Room and Cloakroom
- Four Comfortable Bedrooms
- Family Bathroom and En Suite
- Charming Gardens and Double Garage

“It’s the loveliest house we’ve ever lived in,” says the owner who is sorry to be leaving her beloved home of 27 years. All around is evidence of the care she has taken of this exquisitely presented property from the recently refurbished kitchen to the manicured garden.

The house is set nicely back behind a small grove of trees, providing a pleasant baffle to traffic which is anyway minimal on this country road. Entry is into a central hall where a handsome hanging staircase in polished wood rises to a large landing, its deep amber colour bringing warmth and elegance. Internal doors too are constructed in beautiful wood. Downstairs these are glazed – a clever treatment which allows the gaze to continue uninterrupted while also allowing light to penetrate right to the centre of the building. Upstairs, doors are solid but still in the same attractive natural wood finish.

A sizable sitting room runs the depth of the house and, at 25 feet long, is a wonderful entertaining space. The sturdy brick fireplace provides a cosy focus in winter, while in summer a wide run of glass doors can be opened to the conservatory where another set opens to the garden. Double glass doors lead to a separate dining room, a cosier space yet one that can be part of an extended entertaining area simply by leaving the doors open. An unusually smart serving hatch, again in beautiful polished wood, connects to the kitchen.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















Bright and cheerful, the kitchen has been recently refinished in a calm off-white with occasional glass-fronted units increasing the sense of lateral space. Though fully modern, there's plenty of "country kitchen" charm in the delightfully detailed cabinetry. A breakfast bar provides eating space for four and diners are helpfully kept out of the working part of the room.

Also downstairs are a study with a warm wood ceiling, a utility and a WC.

Ascending the staircase brings you to a surprisingly expansive galleried landing, a gloriously open space where you can see in all directions. It's a landing that, as the owner says, "really brings the house together". Up here are four bedrooms, three with useful built-in cupboards. Two bathrooms are fully tiled in pleasing pale tones, meaning very little maintenance. A shower room is en suite to the principal bedroom while the family bathroom – a romantic affair with its pretty scalloped suite – benefits from an over-bath shower.

The largely west-facing garden – sun all afternoon and evening – may well seal the deal. A terrace extends beyond the conservatory towards a covered seating area in the lee of a large shed.

Behind are open fields and thus a lovely outlook, while substantial hedges with a touch of topiary shield the garden from the road either side of the house. This entirely private space feels larger than it is, yet maintenance will be low. An above-ground lily pond is a nice place to sit, but equally might easily become a raised herb bed. The options are many for the enthusiastic gardener to introduce more planting, but otherwise this is a place to enjoy being outside with very little trouble in the way of upkeep.

The Lophams are made up of a collection of settlements in this pretty part of Norfolk with two pubs (the White Horse is but a three minute walk away) a primary school and a village hall with playing fields between them. Country walks abound here especially at nearby nature reserve Redgrave and Lopham Fen, the largest valley fen in England with bitterns, marsh harriers, Polish Tarpan ponies and the rare and renowned fen raft spider.

The busy market town of Diss with its supermarkets and boutique shops is just a 10-minute drive away. From here trains depart regularly on the mainline between London and Norwich as well as to Cambridge. Thetford is approximately a quarter of an hour away and historic Bury St Edmunds just over half an hour.





# STEP OUTSIDE

Agents Notes

Tenure: Freehold

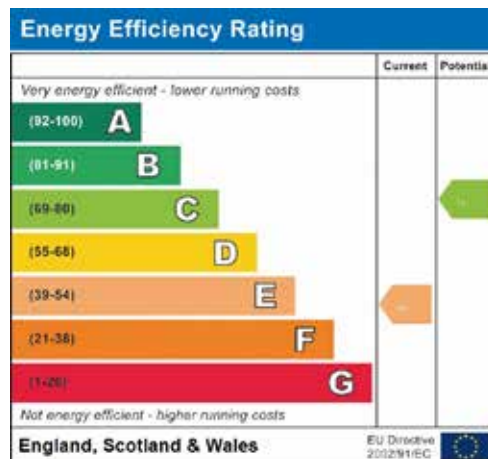
Local Authority: Breckland District Council – Band F

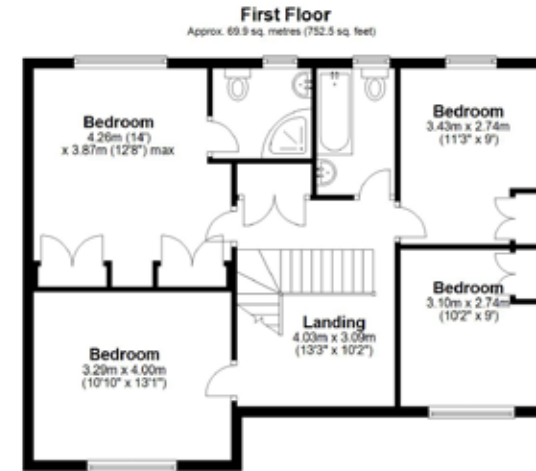
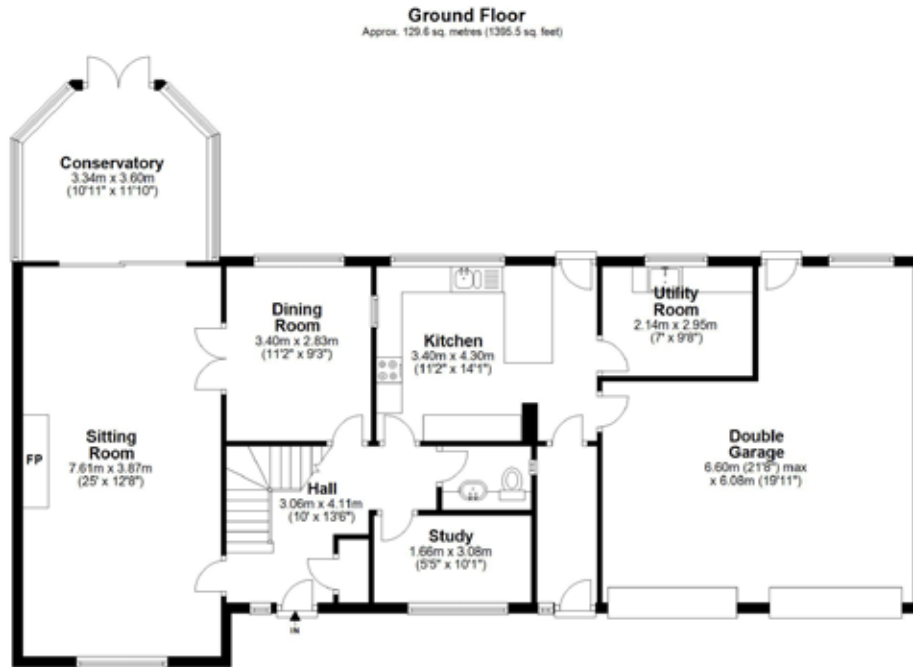
Services: Mains Electricity, Water, Private Drainage, LPG for gas fire, OFCH.

Broadband: Provider is BT

Directions: Proceed from the market town of Diss along the A1066 in a westerly direction passing through the villages of Roydon and Bressingham. On entering the village of South Lopham take a left hand turn onto Redgrave Road. The property will be found a short distance along on the right-hand side.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property : //sandpaper.coaster.cutlets





Total area: approx. 199.6 sq. metres (2148.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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