



'Wonderful Family Home in a Great Location'
Wortham, Suffolk | IP22 1QR

FINE & COUNTRY

WELCOME



This well-presented home in a gorgeous English country garden also happens to be situated in a great location. Village amenities are a short walk away while the beautiful East Anglian countryside is on the doorstep. With four good sized bedrooms and three bathrooms, this home is ideal for either a family or for anyone who enjoys hosting guests.







- Excellent Detached Village Home
- Built To Replicate A Period Home
- Quiet Village Setting
- Wonderful Drawing Room
- Formal Dining Room
- Useful Study and Utility Room
- Generous Kitchen Breakfast Room
- Four Sizeable Bedrooms
- Two Ensuite and Family Bathroom
- Charming Gardens, Double Garage, Electric Car Charging Point

This modern house built in a timeless English style sits in a cul-de-sac in a quiet private road and couldn't be more peaceful – due not least to a front garden the size of a small meadow, currently home to a lovely display of wildflowers including ox-eye daisies and yellow rattle.

Entry is via a pitched porch into a central hall. The spacious square kitchen on the right is well-appointed, offering plenty of workspace, with fitted base and wall units in a cool cream finish running around three sides.

Across the hall is a generous dining room with a glorious wide bay window with a view over the front garden. It's a lovely spot to sit with a cup of tea looking out over the wildflower meadow. Beyond, a mature country hedge at the front boundary shields the house from the track offering privacy and seclusion.



* 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.









At the back of the house, and projecting into the south-facing garden, is a large triple-aspect sitting room with windows to the south and west and French doors to the east. With light pouring in all day long, this room feels almost a part of the wonderful garden which surrounds it. If the season is less clement, an impressive brick chimney breast with traditional oak lintel houses a cosy wood-burning stove around which to gather.

A handy study offers that essential work-from-home space and a place to stash life's unsightly admin out of sight of other living areas. Also downstairs is a utility with a door to the garden and a WC.

Stairs rise from the hall to the upper floor where four double bedrooms are serviced by three bathrooms, two of which are ensuite with showers and one which is separate with both a shower and a bath. Built-in closets furnish three of these bedrooms with an additional small dressing area in the master.

The garden at the back will delight the keen horticulturalist. A terrace wraps around the house and looks over a grass area bounded by country borders.

This is a true cottage garden in the English style, with plants spilling over each other in a sort of artful chaos.

Some very green fingers have been at work here and it will be a joy to watch the garden and see what the changing seasons bring.

The garage is accessed down a drive at the side of the property has ample room for two cars as well as workshop space and an electric car-charging port.

A full-size mezzanine floor of approximately 500 square feet offers plenty of scope for the hobbyist, or as a useful storage facility. It might equally be converted into extra living space, subject to local planning policy.

The owners have appreciated the energy efficiency of their home. 'The solar panels on the garage roof usually provide equivalent to around 40 % of annual usage. Annual income from the panels based on the electricity produced is normally in excess of £500. Underfloor heating downstairs from the air source heat pump provides a comfortable environment. There is solar thermal hot water to assist the hot water supply and pumped ventilation in every room.'

Wortham is a pretty village with a large open green, a primary school and a shop with post office and tearoom. Lively tennis and bowls clubs thrive at the playing fields nearby.

Beautiful countryside is on the doorstep 'and the property lies at the end of Long Green, a large area of common land which provides local walks and has ponds, orchids and other wild flowers.









STEP OUTSIDE

There are other greens nearby which are a feature of this part of Suffolk. A short drive away is Thornham Walks offering hiking trails on the Henniker-Major family estate.

Wortham is well-placed for easy access to urban amenities. Diss, with frequent rail connections to London and Norwich is an eight-minute drive, while in the other direction it's just 28 minutes to Bury St Edmund's with its famous cathedral, shopping and restaurants.

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band F

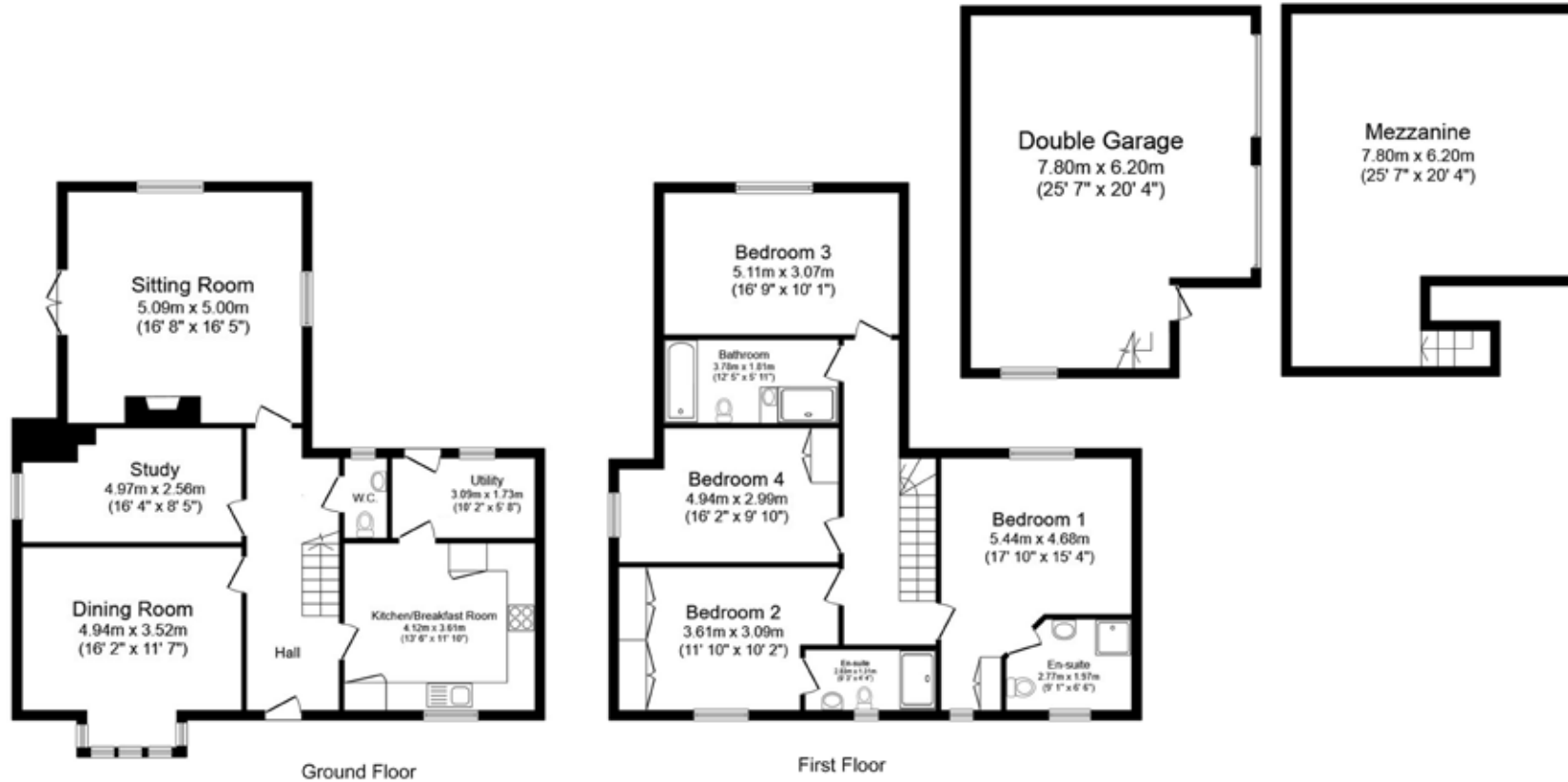
Services: Mains Electricity & Water, Drainage is via a Shared Treatment Plant we are informed that the cost of this is £400 per annum. Air Source Heat Pump, under floor heating to ground floor.

Directions: Proceed from the market town of Diss along the A143 in the direction of Bury St Edmunds. Enter the village of Wortham and take a left hand turn signposted Mellis. Take the second left hand turn into Cherry Tree Close. Continue down the drive and take a left hand turn the property will be found 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 - highways.tissue.emails

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	←	←
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property - DIS4399
Approx. Internal Floor Area - 1944 Sq ft / 180.6 Sqm
Approx. Internal Area of Garage & Storage - 944 Sq ft / 87.7 Sqm



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