



Woods End Cottage  
The Green | Saxlingham Nethergate | Norfolk | NR15 1TH

# WANDER BY THE WOODS



In a beautiful position adjoining the village green, woodland and farmland all around, this impressive home offers you the opportunity to live your countryside dream in peace and privacy but without isolation.

Within easy reach of Norwich but feeling away from it all, this is perfect.

Spacious and well maintained, with glorious sunny gardens, once seen, it won't be forgotten!



# KEY FEATURES

- An Impressive Period Home adjoining the Village Green with Farmland Surrounding in the Village of Saxlingham Nethergate
- Five Bedrooms, Three En-Suites and a Family Bathroom
- Kitchen/Breakfast Room with Large Walk-In Pantry, Separate Utility Room and Ground Floor WC
- Beamed Sitting Room with Wood Burner and Dining Room with Open Fire, both with Inglenook Fireplaces
- Study and a Snug
- The Grounds extend to 0.6 of an acre with a Beautiful Patio and Stunning Field Views
- Large Double Garage and Plenty of Driveway Parking
- The Accommodation extends to 3,289 sq.ft
- Energy Rating: E

Balancing period features and cosy charm with well proportioned rooms and entertaining areas, this is the ideal family home and works brilliantly for modern lifestyles. A beautiful place in which to put down roots and embrace country life.

## Moving With The Times

The oldest parts of the house date back to the early 18th century. This was originally two timber-framed workers' cottages and was substantially extended in 2000 by former owners, working closely with respected architect Terry Norton. The works were done using traditional materials to be in keeping with the older parts of the property and won an award at the time. The current owners loved the character of the house when they first saw it and the practicalities of having nice big rooms with plenty of storage and great versatility. When they came here, the house was being converted back to two properties, but they have returned it to one large and welcoming home, ideal for families and even multi-generational living. They have upgraded the windows, doors, radiators, bathrooms and kitchen and have also added the large patio - more on that later.

## So Much To See

As soon as you start to explore the house, you find the entrance hall is spacious and impressive, setting the tone for what's to come. There are lots of wonderful original features across the house, with inglenooks in both the sitting room and the dining room, exposed timbers in many of the rooms, and more besides.









# KEY FEATURES

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The house also has a lovely flow - there are double doors from the sitting room to the hall and to a study, so you can open the space up when entertaining, plus there's a second study, so if two people are working from home, or children are doing homework, they can do so in peace and quiet. The owners have found their home to easily absorb large family gatherings, so it's very comfortable. And with three en-suite bedrooms, plus a further two bedrooms sharing the family bathroom, it's practical too. The large kitchen with its Aga is the hub of family life, and a very pleasant place to be with French doors, a triple aspect and views from every window. The utility has a butler sink and pulley maid, and you have a large walk-in pantry, so this ticks a lot of boxes! There are some nice modern touches here and there in the design, one of which is the large barn-style window half way up the stairs, filling the landing with light. You might well find yourself pausing here, distracted by the beauty of the outlook.

## The Outdoors Lifestyle

The plot here extends to around 0.6 acre, so there's plenty of space for children to run around and play, for dogs to let off steam, or simply to relax and soak up the sun. The owners have put in a fabulous patio, and because the main part of the garden faces south, it's a lovely suntrap. The owners enjoy entertaining and have had parties out here with bell tents on the lawn, summer barbecues, birthday celebrations and more. The garden is home to a pond that attracts plenty of wildlife, plus there's a thriving vegetable garden. You have beautiful views out over the surrounding countryside too. The owners love walking and cycling and you're well located for both, as the lanes around here are quiet and there are plenty of footpaths including Boudicca Way. The village has a community orchard where you can pick apples each autumn, as well as regular groups, clubs and events at the village hall and sports club. It's very easy to meet people and settle into village life. And when you need a little bit more, Norwich is just a short drive away.

































# INFORMATION

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## On The Doorstep

The property is situated in the delightful and much sought after village of Saxlingham Nethergate. The village is picturesque with a historic war memorial on the village green surrounded by a mixture of thatched and period properties. There's also a primary school, cricket and bowls club and a thriving village hall. Boudicca Way passes through the village providing a 36 mile walking route through countryside, linking Norwich and Diss.

## How Far Is It To?

Saxlingham Nethergate is approximately 10 miles from the thriving market town of Bungay which boasts many historic attractions including the ruins of Bigod's Castle. There is a theatre and several churches to explore and a variety of individual and specialist boutiques including a wealth of antique shops. Bungay also has many restaurants, cafes and bars plus a modern indoor swimming pool and a weekly market on Thursdays. Norwich is located approximately 8 miles north with its wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The De Vere Dunston Hall Hotel is within easy access off the A140 offering over 150 acres of parkland, a spa, sauna and a fitness suite, while golfers will enjoy the championship golf course. The attractive market town of Diss is approximately 16 miles south west with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

## Directions

Proceed from Norwich on City Road and continue onto Long John Hill. At the roundabout take the 1st exit onto Stoke Road. Continue onto Norwich Road and through Stoke Holy Cross. Proceed onto The Street in Saxlingham Nethergate. Continue onto The Green. Turn left to stay on The Green and the property will be found on the right hand side.

## Services, District Council and Tenure

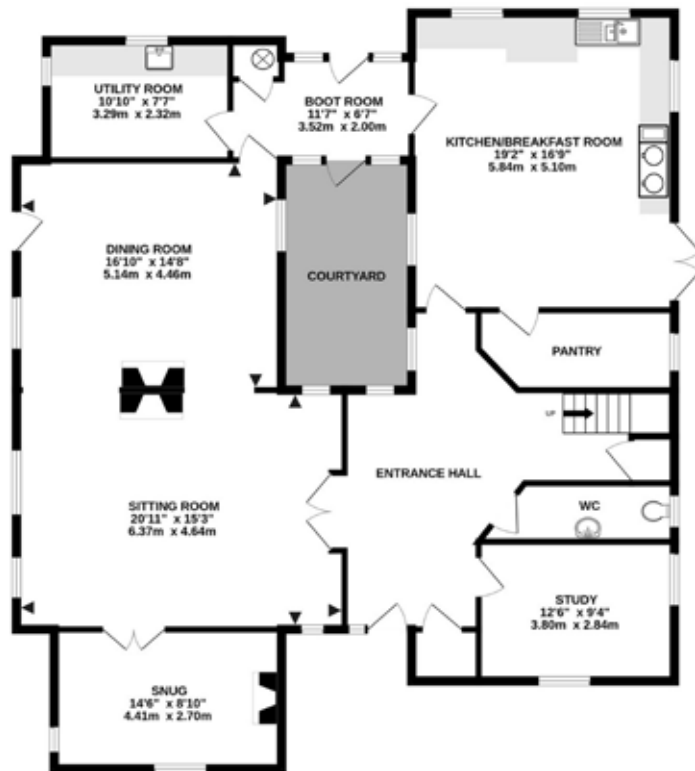
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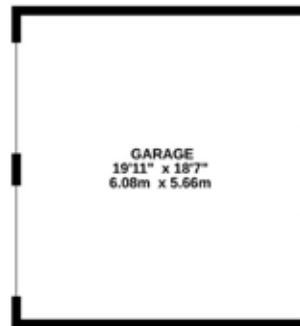
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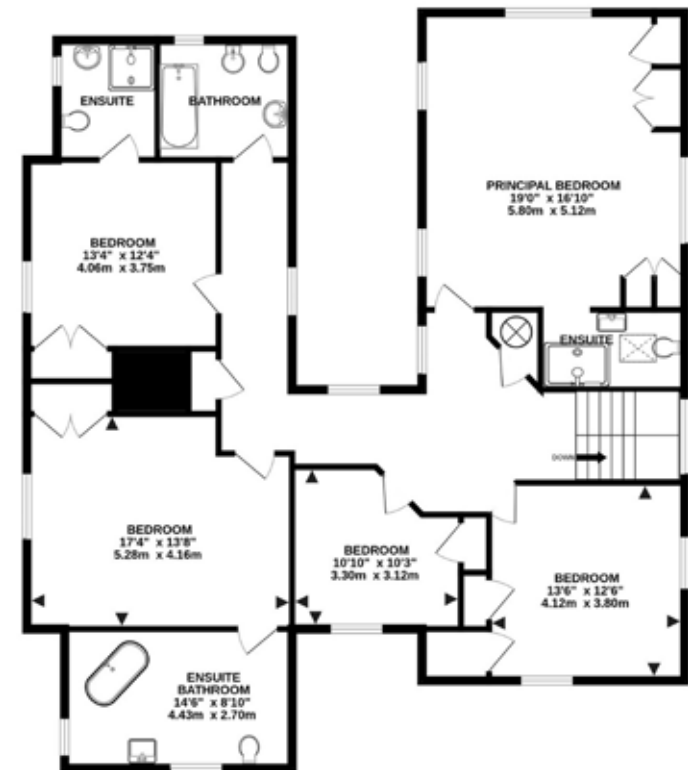
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GROUND FLOOR  
1722 sq.ft. (160.0 sq.m.) approx.



OUTBUILDING  
371 sq.ft. (34.5 sq.m.) approx.

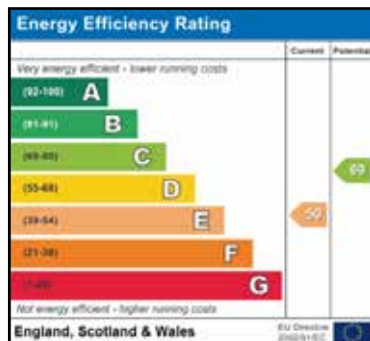


1ST FLOOR  
1567 sq.ft. (145.6 sq.m.) approx.

### MAIN HOUSE

TOTAL FLOOR AREA : 3289sq.ft. (305.6 sq.m.) approx.

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For a free valuation, contact the numbers listed on the brochure.





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