



Introducing
7 The Street,
South Pickenham

SOWERBYS

This attractive three-bedroom cottage is well-proportioned with field views, located in the peaceful village of South Pickenham. This character property has been newly decorated, with new carpets and kitchen and is ready to make home. Boasting a large garden laid to lawn with beautiful uninterrupted views and a large gravel parking area the property offers an abundance of outside space and tranquillity.

Two of the bedrooms are large doubles, with bedroom three a single. The property also benefits from built in storage cupboards and a separate room suitable for a home office on the ground floor along with the modern fitted bathroom with bath and overhead shower attachment. Deceptively spacious for a cottage of this age and character but with modern fixtures and fittings viewings, this property comes highly recommended.

SOUTH PICKENHAM

South Pickenham is a small, picturesque village nestled in the Breckland district of Norfolk, just a few miles from the bustling market town of Swaffham. Surrounded by rolling countryside and farmland, it offers a wonderfully peaceful setting while still being well-connected. The village is perhaps best known for South Pickenham Hall, a striking country house set within beautiful parkland.

For everyday needs, residents can easily reach Swaffham, which provides an excellent range of shops, restaurants, pubs, schools and leisure facilities, along

with its popular weekly market. The wider area also offers plenty of outdoor pursuits, from country walks and cycling routes to golf at nearby courses. Despite its rural feel, South Pickenham benefits from good road links, making both Norwich and King's Lynn accessible for work, shopping, and rail connections further afield.

It's an idyllic spot for those seeking a quiet village lifestyle with the convenience of a thriving town close by.

AGENTS NOTE

No pets.

Unfurnished.

Available now.

Oil central heating, 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: ///////////////Butlers.weekend.slug



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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