



22 Dereham Road
Watton | Norfolk | IP25 6ER

FINE & COUNTRY

HISTORY WITH HEART



Full of character and charm, this detached 18th-century cottage in the heart of Watton combines period warmth with modern-day comfort. Featuring four inviting bedrooms, an open-plan kitchen and breakfast room, a cosy sitting room with inglenook fireplace and a useful garden room, it's ideal for relaxed family living. With pretty gardens, ample parking and no onward chain, it's ready to move straight into.



KEY FEATURES

- Charming Detached Cottage
- Close to Watton Town Centre
- Four Comfortable Bedrooms
- Ensuite and Family Bathroom plus Cloakroom
- Excellent Open Plan Kitchen Breakfast Room
- Lovely Sitting Room and Adjacent Garden Room
- Useful Utility Room
- Off Road Parking
- Pretty Rear Garden and Further Parking Area Behind Electric Gates
- No Onward Chain

Combining rich history with thoughtful modern updates, this charming standard construction and clay lump cottage perfectly blends period character with contemporary comfort. With four bedrooms, a wood-burning stove, a bright conservatory, generous off-street parking and a pretty garden you've got a home that perfectly ticks the boxes.

Step Inside

Every so often, a home comes along that feels like it's been waiting just for you. This charming, detached cottage in the heart of Watton has that effect, a house with stories to tell, yet ready for new ones. With its 18th-century roots, modern comforts and a sprinkling of character in every corner, it's a blend of the old and the new in just the right proportions.

As you step through the front door, you're greeted by a sense of warmth — not just from the gas central heating (installed in 2019), but from the homely charm that comes with years of care and character. The sitting room is a natural place to begin your tour, and it's difficult not to be drawn in by its personality. Exposed wooden beams tell the story of the home's 18th-century origins, while a brick inglenook fireplace with an electric wood burner effect stove invites you to settle in with a steaming mug of cocoa and a well-loved book.

Flowing from the sitting room is the sun room, with new windows installed in 2021. With light spilling in from every angle, this room changes with the seasons, golden and cosy in autumn, bright and sun-soaked in summer. It's an ideal spot for morning coffee, afternoon reading, or simply admiring the garden without ever needing to find your wellies. Next, wander through to the open-plan kitchen and breakfast room, the real hub of the home. Designed with a modern eye but without losing its country charm, this L-shaped space has a large central island that's perfect for everything from rolling pastry to helping with homework. The sleek tiled floor in hardwearing porcelain keeps things fresh and airy, while another brick fireplace with a wood burner adds a dose of time-trusted character. Whether it's Sunday brunch or a dinner with friends, this is a space that welcomes laughter, get-togethers and good food.





KEY FEATURES

Tucked neatly away, there's a useful utility room, always a hero in disguise, giving you space for laundry, muddy boots and all those household bits you'd rather keep out of sight. And just beyond the utility room there's a cloakroom on this level too, because no one wants to be running upstairs mid-dinner party.

Exploring Upstairs

Each of the four bedrooms on the first floor has its own personality. The principal bedroom is a calm, comfortable space with a modern en suite shower room with a newly installed rainfall shower; no queues for the bathroom in this house! Bedroom two brings a sense of quiet luxury with a freestanding oval bath a feature that transforms the room into your very own boutique retreat. Picture sinking into a warm bubble bath, candlelight flickering and a good book in hand, or looking out seeing the sun setting whilst you relax.

Bedroom three makes a fantastic child's room, study, or guest bedroom and has room for a double bed if required, whatever fits your life best, while bedroom four comes with a fitted wardrobe. The stylishly decorated family bathroom with a double shower and a free standing bath completes the first floor. Whether it's the morning rush or the evening wind-down, there's space for everyone to get ready (or relax) without bumping elbows.

Step Outside

Step through the back door and you're greeted by the pretty rear garden, a space that balances easy maintenance with outdoor appeal. There's a large patio area that shouts out for summer barbecues and lazy Sunday lunches and even has a pizza oven. A stretch of lawn adds greenery and space for pets, play, or pottering with plants. There is an outbuilding which may offer a great separate office space for those wishing to work from home

Parking is no hassle here. The driveway offers ample off-road parking, and behind double wooden gates, there's even further parking for those with extra vehicles, guests, or perhaps a campervan ready for the next adventure or could offer further patio space if needed. The gates are electric, adding both privacy and ease.

























INFORMATION



On The Doorstep

Living in Watton means enjoying the calm of the countryside without giving up the day-to-day conveniences you rely on. The historic market town, mentioned in the Domesday Book, has a friendly, close-knit community and a bustling high street lined with independent cafés, traditional pubs and local shops, alongside supermarkets and everyday essentials. Just a short stroll from the cottage takes you to the town centre, weekly market, schools and sports centre. With nearby walking trails and open countryside offering space to unwind, Watton is a welcoming place for families or anyone who values community, comfort and an easier pace of life.

How Far Is It To...?

Watton is wonderfully well-connected. Dereham is just a 20-minute drive away, offering shops, eateries and leisure options, while Thetford Forest, around 25 minutes from your door, provides miles of woodland walks, cycling trails and picnic spots. For a taste of city life, Norwich is only 40 minutes by car and boasts markets, theatres and riverside dining. Rail links from Thetford or Attleborough connect easily to Cambridge, London and beyond, while nearby countryside and cosy pubs keep life delightfully relaxed.

Directions:

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location - [///juniors.rhino.nets](http://juniors.rhino.nets)

Services, District Council and Tenure

Gas Central Heating

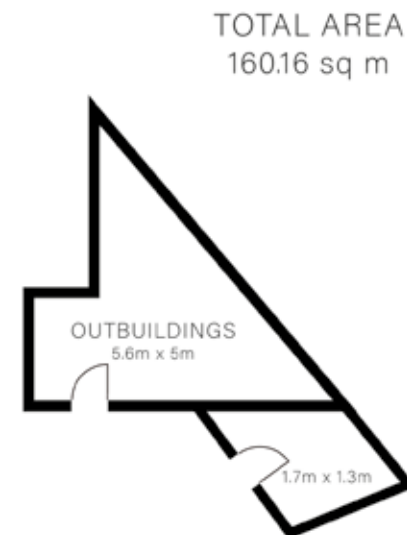
Mains Electricity, Water, Gas and Drainage

Broadband Available – We are informed that Ultrafast Broadband is available in the area - Please check www.openreach.com/fibre-checker.

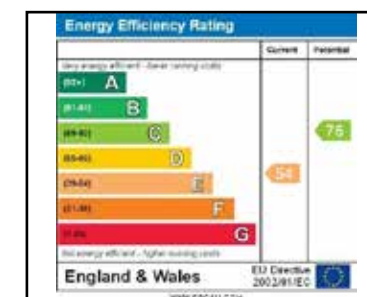
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

Breckland District Council – Band C – Freehold

Agents Note: We are informed that the neighbouring property has an allocated parking space on the driveway, there is still sufficient parking for three cars on the front driveway.



TOTAL AREA
160.16 sq m



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.



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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
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Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

