



PARSONS
— COMPANY —

Rosedene, Litcham Road,
Longham, NR19 2RH

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A rare opportunity to acquire two properties in one, occupying a generous plot of approximately 0.33 acres in the charming village of Longham. Enjoying attractive countryside views whilst remaining well placed for excellent road links, this substantial detached residence offers exceptionally versatile accommodation, making it ideal for larger or multi-generational families.

Key features

- Two Properties in One – Ideal for Multi-Generational Living
- Substantial Detached Family Home with Separate Annexe
- Generous 0.33 Acre Plot with Countryside Views
- Five Bedrooms & Multiple Versatile Reception Spaces
- Impressive Principal Suite with Office, Fitted Wardrobes & En-Suite
- Secluded Rear Garden with Beach Hut, Workshop & Cabin



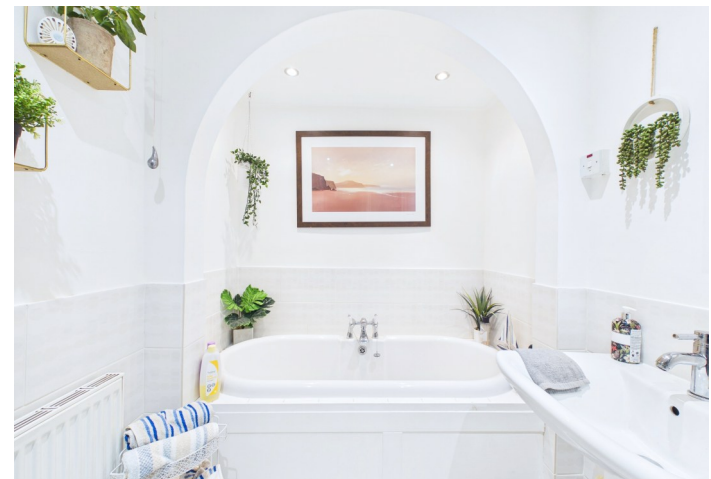
Description

A rare opportunity to acquire two properties in one, occupying a generous plot of approximately 0.33 acres in the charming village of Longham. Enjoying attractive countryside views whilst remaining well placed for excellent road links, this substantial detached residence offers exceptionally versatile accommodation, making it ideal for larger or multi-generational families.

The main home provides an impressive amount of living space, with a spacious living room featuring a log burner, complemented by a bright conservatory overlooking the garden. At the heart of the property is a modern fitted kitchen with central island, opening seamlessly into the dining area and creating a fantastic space for both everyday family life and entertaining. Further ground-floor accommodation includes a four-piece family bathroom, a versatile playroom/bedroom five with adjoining study, and a particularly generous principal bedroom. Bedroom one benefits from fitted wardrobes, its own office and a private four-piece en-suite bathroom.

Upstairs, there are three further double bedrooms. Bedroom two enjoys its own en-suite shower room, while bedrooms three and four provide further spacious and flexible accommodation.

A particular highlight is the separate annexe, providing superb independent accommodation. This comprises a comfortable living room with an adjacent fitted kitchen and sunroom, together with its own enclosed patio garden. To the first floor is a generous double bedroom with an en-suite shower room.









Ground Floor Main House



Floor 1 Main House

Approximate total area⁽¹⁾

3293 ft²

306.2 m²

Reduced headroom

105 ft²

9.7 m²



Ground Floor Annexe



Floor 1 Annexe

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Outside

Externally, the property is approached through an electric gate onto an extensive walled driveway, providing ample off-road parking. To the rear, the secluded garden offers plenty of space to enjoy and is further enhanced by a beach hut, workshop and cabin, providing excellent options for hobbies, storage or home working.

Location

Longham is a pleasant mid Norfolk village with a local public house, post office and village hall. The village is approximately 6 miles west of Dereham which is a well-served Breckland market town, located in the heart of Norfolk. The Dereham town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn. The North Norfolk coast is also within a 35 minute drive.

Directions

To find the property leave Dereham Market Place by bearing left at the War Memorial and turning right into Quebec Road opposite The George Hotel. Continue for about 2 miles and fork by Corner Nurseries, then turn left by the Rural Life Museum and continue through the village of Gressenhall. Proceed for approximately 2 miles where the property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

Services

Heating— Oil Fired Central Heating

Drainage— Shared septic tank with neighbouring property

Important Information

Council Tax Band—D

EPC—Rating D/60

Rosedene Annexe C/75





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