



Rose Cottage, 37 Reepham Road

Guide Price: £600,000-£625,000

Parsons & Company are proud to present to the market Rose Cottage, a beautiful and immaculate 18th century 'chocolate box' cottage which has served as a much loved home for many years.

Set back on mature, manicured gardens, this special home offers an abundance of both older and modern character, from Inglenook fireplaces and beams, to vaulted ceilings, modern Velux windows and wonderful field views to the rear.

The property would suit homeworkers and hobbyists, looking for independent space, which the annexe offers.

From an accommodation perspective, Rose Cottage briefly comprises; a vaulted entrance lobby with wooden latch door and step down, opening to a superbly bright fitted kitchen, with glazed door through to a conservatory, which displays the original cobbles and flints.

Inviting living room with Inglenook fireplace and wood burner, dining room with original pamment flooring and further Inglenook with 'pot belly' multi-fuel burner and bressummer beam.



A step down opens to a fully fitted utility room with recessed ceiling lighting and opens to a spacious conservatory, with door through to a store/boiler room.

Two stylish bathrooms complete the ground floor accommodation, as two staircases lead up to a bright landing.

The cottage boasts 5 bedrooms in total, with the 'stand out' front bedroom which has a stunning vaulted and beamed ceiling, along with black Victorian feature fireplace. There is also a W.C on the first floor.

Outside

The cottage is approached via a gravelled 'in and out' driveway which allows plenty of parking and also leads to the self contained annexe which comprises of three rooms including a shower room and has its own boiler and water system.

The gardens are a real joy; mature and manicured to the front, with variety of shrubs, flowers and trees to the borders. The lawns wrap around the cottage to the side and rear, with various pretty pathways, flower borders and a patio area - all in-keeping with the style of the cottage. There is also a pond, hidden garden - ideal for garden tool storage and a beautiful spot to relax and observe the countryside.





Services

The property has oil fired central heating and double glazing throughout. Mains water, drainage and electricity are connected.

NB: The property is situated in a conservation area,

Situation

Bawdeswell is a well-served village located roughly 13 miles North West of Norwich on the A1067 Fakenham Road. There is a village primary school, excellent Morrisons mini-supermarket and regular bus routes between Fakenham and Norwich. Bawdeswell is located within the popular Reepham High school and sixth form centre catchment area.

Directions

To find the property from Reepham head along the B1145 in direction of Bawdeswell. Continue for approximately 4 miles, entering the village along Reepham Road. The property will be found on the right-hand side, just before the road slightly narrows, identified by a Parsons & Company 'For Sale' board.





Useful Information (where is the nearest?)

Doctors – Reepham and Aylsham Medical Practice (3.6 miles)

Dentist – Reepham Dental Centre (3.9 miles)

Hospital – Norfolk & Norwich University Hospital (16.5 miles)

Primary school – Bawdeswell Primary School (0.5 miles)

Secondary school – Reepham High School and college (4 miles)

Train station – Norwich (16.7 miles)

Airport – Norwich International Airport (12.9 miles)

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Reepham office and the property reference is AR0027.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also, if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.

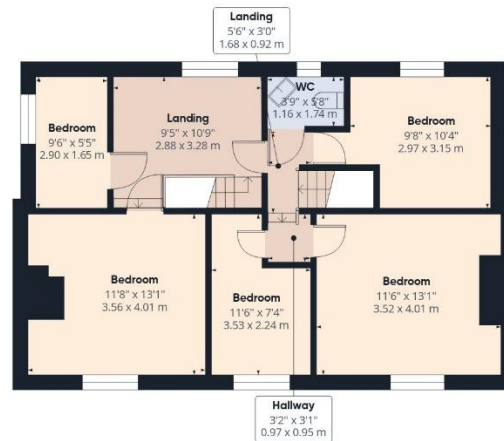




Ground Floor Building 1

Approximate total area⁽¹⁾

1772 ft²
164.7 m²



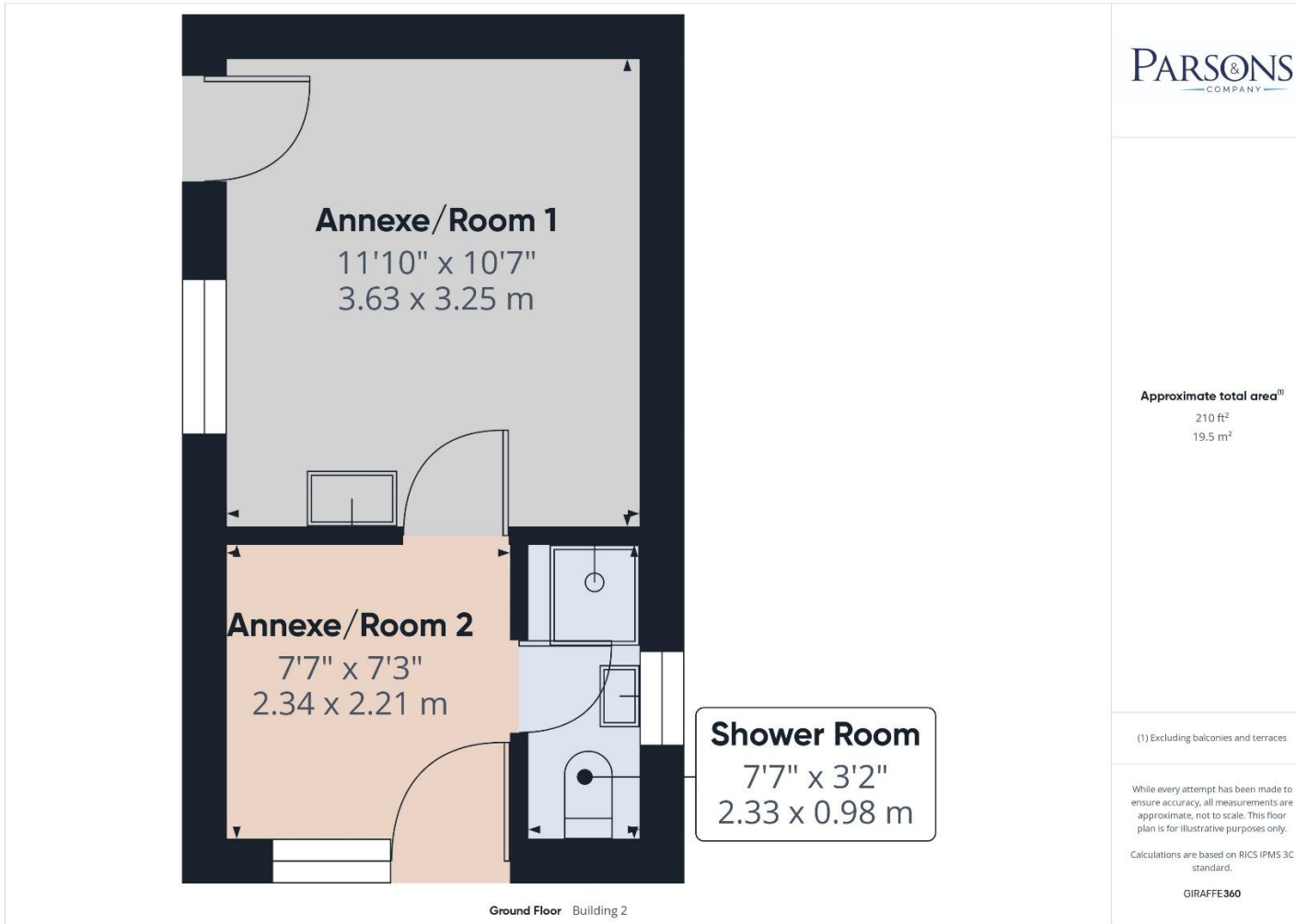
Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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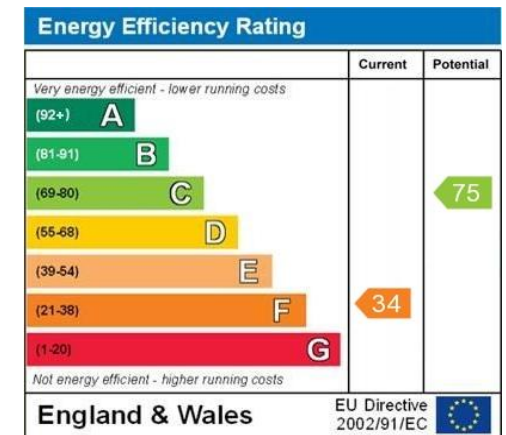
Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



The full EPC report can be found at - <https://find-energy-certificate.service.gov.uk/energy-certificate/5032-1824-7100-0508-5226>



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