



Paddock Cottage

Southburgh, Thetford, Norfolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A superb and impressive four bedroom family residence with associated outbuildings and studio, all set within 4.3 acres of gardens and grounds.

Paddock cottage is a superb and impressive four bedroom family home of red brick construction under a tiled roof, set over two floors



1 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



PRIVATE DRIVEWAY



ABOUT 4.3 ACRES



FREEHOLD



RURAL



5,582 SQ FT



£900,000

The Property

The current owners have meticulously and sympathetically extended, improved and maintained Paddock Cottage and have created a unique and wonderful opportunity for incoming purchasers to take on. Of particular note is the large open plan kitchen, breakfast and living room which has been finished to an exacting standard, with views over the surrounding private gardens. The shaker-style kitchen room offers excellent living and entertaining space and beautifully links the house to the gardens beyond.

The accommodation is set over two floors and offers generous private living space.

To the front of the property is a spacious gravelled driveway with parking for several vehicles, with associated timber cart port and garaging. Linked to the garage is a high spec studio offering useful space for working from home or to earn extra income. To the side and rear of the house are extensive patio seating areas and the gardens are mainly laid to lawn, with shrub and hedge borders. To the very rear of the site is a stable block and an extra outbuilding which both service the paddocks adjacent to these.

Situation

Paddock Cottage occupies a prominent position within the village of Southburgh. Hingham 4 miles to the south provides a wide range of everyday convenience needs including a public house, village stores, post office, antique shop and church. The cathedral city of Norwich (21 miles to the east) has a vibrant business community and is the regional centre for shopping, leisure and cultural facilities. There is a mainline railway station to London Liverpool Street and an expanding airport to the north of the city.

Directions

Postcode: IP25 7TF

Proceed west out of Norwich on the B1108 Watton Road. In Hingham, turn right at the crossroads signed to Reymerston and Dereham and, after about 2 miles, turn left onto Southburgh Road, signed to Southburgh and Shipham. Continue past St Andrew's Church, taking the first right hand turn and the entrance to Paddock Cottage can be found after a short distance on the left-hand side.

/// **What3words:** entire.dreading.wheat



Distances

- Hingham 4 miles
- Attleborough 10 miles
- Norwich 21 miles
- Dereham 9 miles
- Wymondham 9 miles

Nearby Stations

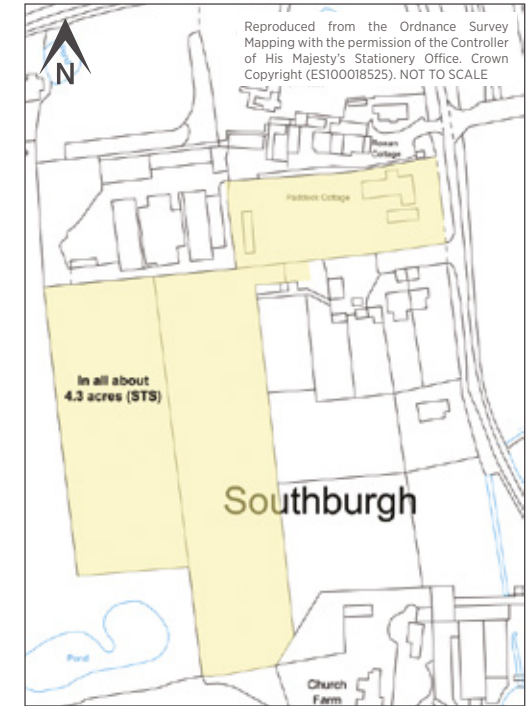
- Norwich Railway Station
- Wymondham Station
- Diss Station

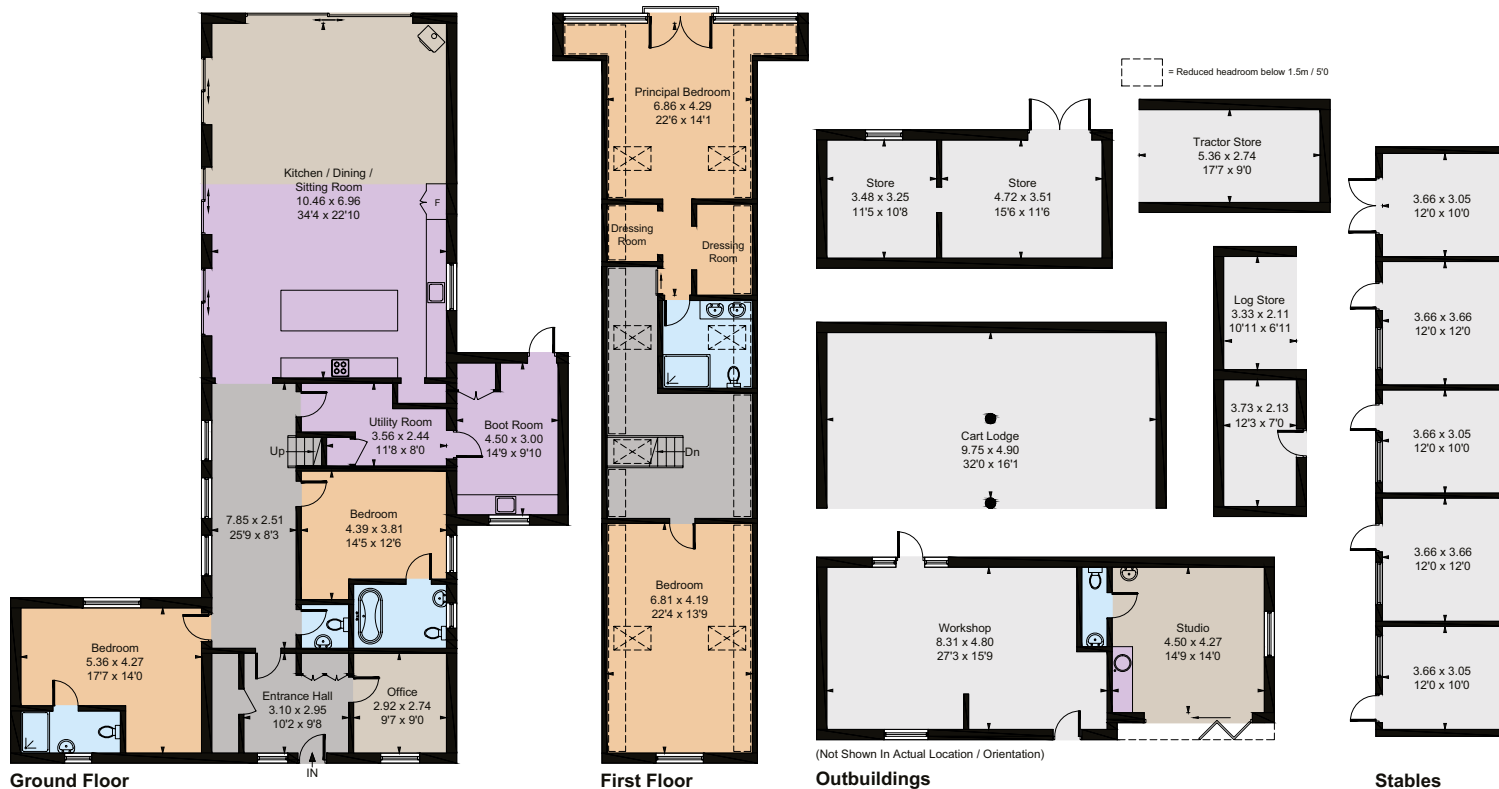
Key Locations

- The market Town of Hingham
- North Norfolk Coast

Nearby Schools

- Wymondham College
- Norwich School
- Norwich high School for girls
- Town Close Preparatory School
- Gresham's School





Floorplans

Approximate Gross Internal Area
Main House: 287.6 sq m / 3096 sq ft
Outbuildings: 231.0 sq m / 2486 sq ft
Total: 518.6 sq m / 5582 sq ft
 For identification purposes only.

General

Services: Mains electricity, private drainage (Newly installed private treatment plant 2021), Oil fired central heating (newly renovated with a new shell and extension) and a freehold borehole water supply.

Tenure: Freehold

Local Authority: Breckland District Council

Council Tax: Band B

EPC Rating: C

Parking: Private driveway with off street parking

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

Rights of Way, wayleaves and easements:

The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Viewing: Strictly by appointment through Strutt & Parker.

Norwich

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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