



Oak and Stone Cottages
Green Lane
Quidenham
Norfolk NR16 2AP

Offers Over £750,000





- Set in 0.55ac
- Main house with attached cottage
- Lovely quiet setting
- Adjacent to village green

Location

Quidenham is a delightful village with a green at its centre and a cluster of houses dotted around being mainly period properties. It was an 'Estate' village as part of the Earl of Albermarle's property and retains that feeling of being largely untouched. The surrounding area is quite rural with rolling fields and woodland but at the same time the village is very well placed for amenities. The nearby village of Kenninghall has a very well run local shop and post office as well as public houses and schooling. There is easy access to the A11 giving a swift route to Norwich (21 miles), Newmarket (32 miles) and links to the A14 corridor with Cambridge in under an hour. For those looking to commute to London there is a mainline station at Diss on the London Liverpool Street line, or from Attleborough just 4 miles away there is a rail line running to Cambridge with connections to London Kings Cross. This is a property which enjoys a rural location but with easy access to the wider world.





The Property

Oak and Stone Cottages is a delightful house which is lived in as two but could be altered to create a sizeable single house. Presently Oak Cottage is the main residence with Oak Cottage being a self-contained cottage let out under an Assured Shorthold tenancy. The house has a wonderful style which under the present owners stewardship has been enhanced without destroying the original character which includes the exposed flintwork, revealed timbers and open fireplaces. This is a house which offers great flexibility and so many opportunities.

Outside

The setting of this property is delightful being back from the road in 0.55ac of mature garden with various tree and shrubs including a magnificent beech. To the south is a wooded area (not owned) whilst to the north side is the village green with houses surrounding. An added bonus is the separate outbuildings which provide a studio space currently used as a music area, and storage but could be a perfect home office away from the house.

Services

Mains water and electricity are connected and has private drainage. Oil fired boiler providing heating to radiators.

Directions

From Diss travelling west on the A1066 towards Thetford. In South Lopham, just after the White Horse Inn, turn right and follow the road through North Lopham and into Kenninghall. Turn right and then immediately left and follow the road into Quidenham, past the church, past the right turn and then just before the green turn right onto a track leading to Stone and Oak Cottages.
W3W – cascade.landed.renewals

Viewing

Strictly by appointment with TW Gaze.

Freehold

**Council Tax Band – Oak Cottage – D
Stone Cottage - C**

Ref: 2/19401/KH

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Ground Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



Ground Floor

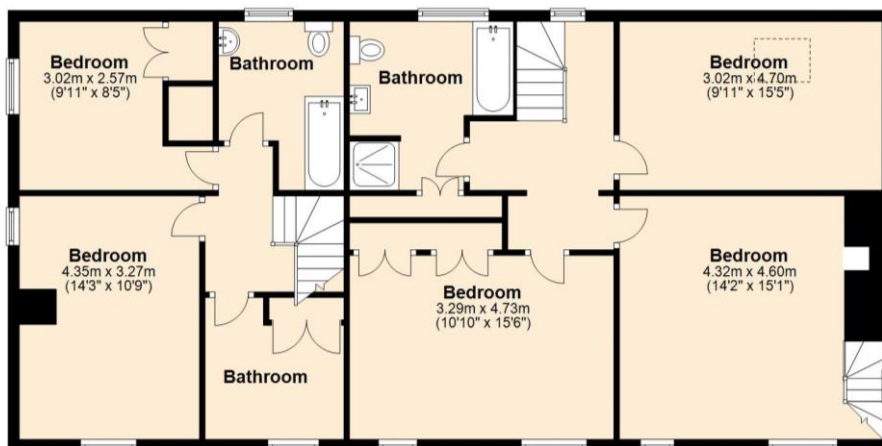
prox. 160.8 sq. metres (1730.9 sq. feet)

Total area: approx. 49.9 sq. metres (537.3 sq. feet)



First Floor

Approx. 115.5 sq. metres (1243.1 sq. feet)



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