



The Willows Willow Corner  
Wortham  
IP22 1PS

twgaze



Price Guide £650,000



- Grade II Listed thatched cottage (re-thatched 2022)
- Approximately ½ acre plot backing onto fields
- Four bedrooms with versatile layout
- Character features including beams and inglenook fireplaces
- Solid oak kitchen/diner with underfloor heating
- Redecorated throughout in Farrow & Ball heritage colours
- Off-road parking for multiple vehicles with EV charging point
- Highly sought-after village location with great circular walking routes
- **\*\* Viewing Advised\*\***

#### Location

Wortham is a well-regarded village offering a strong sense of community, with amenities including a village shop, tea rooms, public house, primary school, church, and village hall with sporting facilities such as tennis courts within easy walking distance. The nearby market town of Diss, just over the Norfolk border, provides a wider range of shopping, dining, and leisure facilities, along with a mainline rail service to London Liverpool Street in approximately 90 minutes. Norwich and Ipswich are both around 25 miles away, with Bury St Edmunds approximately 18 miles distant. The property falls within the Hartismere School catchment, located in Eye.



## The Property

The property is accessed via a handmade solid oak front door into a welcoming entrance hall, immediately showcasing its character with exposed brickwork and period features.

The living room is a particularly attractive space, featuring dual aspect windows, exposed beams, and an impressive inglenook fireplace with woodburning stove. A staircase from here leads to the principal bedroom, adding a sense of individuality and privacy. Two further reception rooms include a snug/dining room with its own inglenook fireplace and a separate playroom or second office, offering flexibility for modern living. An additional dual-aspect office provides further adaptable space. The kitchen/diner is well-appointed with a range of wall and base units, solid oak worktops, underfloor heating, a Range cooker, and integrated appliances. Patio doors open onto the rear garden, creating an excellent indoor-outdoor flow. To the rear, a practical hall with stable door leads to a utility/shower room, fitted with a Butler sink, storage units, and space for laundry appliances—ideal for use after outdoor activities.

On the first floor, there are four bedrooms, all retaining character features such as exposed beams. The recently updated family bathroom is stylishly appointed, including a contemporary suite with a Japanese toilet in keeping with the property's character.

## Outside

The property occupies a plot of approximately 0.5 acres, with mature gardens to the front, side, and rear.

A shingle driveway provides ample off-road parking and includes an electric vehicle charging point. The rear garden is fully enclosed and backs onto open fields, offering a high degree of privacy. A newly laid patio provides an ideal space for outdoor dining and entertaining, with the remainder laid to lawn and complemented by a variety of fruit trees, including apple and pear. Outbuildings include a large wood store with power, a garden shed, and an oil tank.

Services: Oil-fired central heating, mains electricity and water, private drainage.

Directions: What3words: [///question.surging.albatross](https://www.what3words.com/question/surging/albatross)

Viewing: Strictly by appointment with TW Gaze.

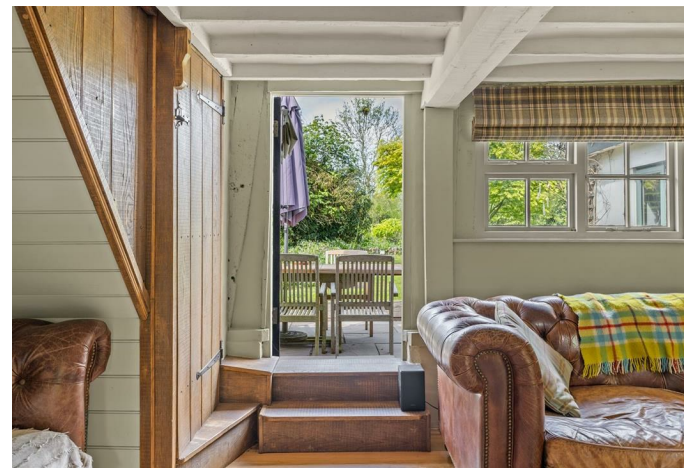
Council Tax: C

Tenure: Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

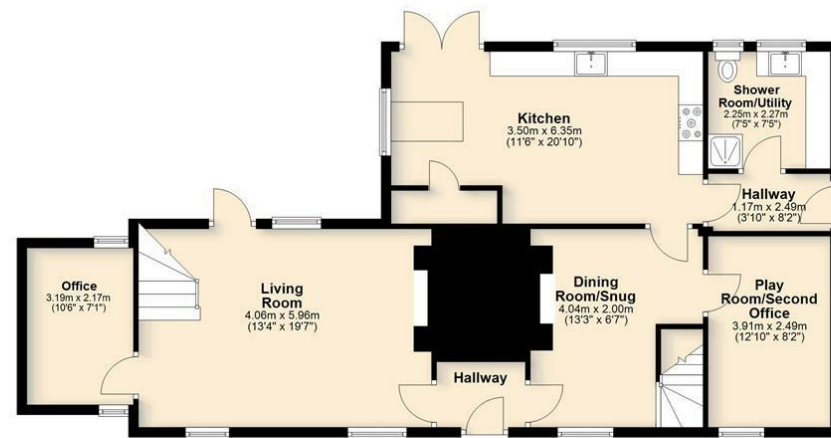
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**Ground Floor**  
Approx. 95.6 sq. metres (1028.6 sq. feet)



**First Floor**  
Approx. 81.0 sq. metres (871.9 sq. feet)

Total area: approx. 176.6 sq. metres (1900.5 sq. feet)

**Important Notice**

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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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