



Autumn Cottage
Church Road
South Lopham
IP22 2LN

twgaze



Asking Price £595,000



- Individually designed four-bedroom detached home
- One of just two properties within this exclusive development
- Built by highly regarded local developer Porter & Porter Developments Ltd
- Beautifully combines traditional village architecture with contemporary design
- Excellent energy-efficient specification, including air source heat pump and photovoltaic panels
- Private rear garden with porcelain-paved terrace
- Detached garage with electric roller door and EV charging point
- Private driveway with generous resin-bound parking
- High-quality specification throughout, including oak internal doors, aluminium patio doors and modern connectivity

Location

The plots are situated in the small village of South Lopham. Within the village there is a public house whilst in neighbouring North Lopham there is a village school and pub. The nearest service centre is the thriving market town of Diss located around 6 miles to the east via the A1066, which offers a full range of amenities including excellent local and national shopping; a thriving business community; schooling to sixth form level, leisure and sporting facilities including rugby, football and cricket clubs along with a private golf course with driving range. There is a mainline rail station with regular commuter services to Norwich, Ipswich and London Liverpool Street. South Lopham offers good access to the historic towns of Bury St Edmunds and Thetford, whilst the cathedral and regional city of Norwich lies around 25 miles to the north. Nearby Redgrave and Lopham Fen is the largest remaining river valley fen in England and the source of the River Waveney.



Property

Autumn Cottage forms one of just two individually designed, four-bedroom detached homes being constructed by a well-known and highly regarded local developer. Designed to complement its village setting, the house blends traditional architectural detailing with contemporary design and modern standards of comfort and efficiency. Constructed using traditional brick and block methods, the elevations combine pale render to the front with brick-faced side and rear elevations, beneath a pitched roof finished with traditional red pantiles. Anthracite detailing to the soffits, bargeboards and cladding provides a subtle contemporary contrast, whilst built-in bat and swift boxes have been incorporated into the design. The accommodation has been carefully considered for modern family living, with well-proportioned rooms arranged over two floors and an emphasis on natural light and connectivity with the garden. Windows and external doors are finished in anthracite grey externally with white interiors, with composite front and side doors, aluminium rear patio doors and oak internal doors adding to the quality of the finish.

The specification combines a traditional external appearance with a notably modern approach to energy efficiency and technology, creating a home that is both sympathetic to its surroundings and designed for contemporary living.

Outside

Autumn Cottage is approached from Church Road via its own private driveway, with a tarmac entrance leading to resin-bound shingle parking. The property enjoys gardens to both the front and rear, with the front incorporating planted flower beds and a seeded area of lawn, whilst the rear garden is principally laid to lawn and benefits from a generous porcelain-paved terrace, providing an ideal area for outdoor entertaining. The gardens are enclosed by a combination of timber close-board fencing and post-and-rail boundaries, creating a pleasant balance of privacy and openness appropriate to the village setting. External lighting is provided to the front, rear and utility entrance points, with an external electricity point positioned to the rear patio. A detached single garage is situated within the grounds, constructed in keeping with the house. The garage benefits from an anthracite electric roller door, pedestrian side access, internal lighting and power, together with an external electric vehicle charging point.

Services

The property has been designed with energy efficiency and modern living in mind. Heating is provided by a Samsung air source heat pump, with zoned underfloor heating throughout the ground floor and aluminium radiators to the first floor. Individual thermostatic controls are provided to all rooms, allowing the heating to be managed according to individual requirements. A seven-panel photovoltaic array, with each panel rated at 500 watts, further enhances the property's energy efficiency and reduces reliance on mains electricity. The property benefits from its own private sewage treatment plant, located to the front of the house. For modern connectivity, CAT6 cabling and television points have been provided to the principal living rooms, whilst USB charging points are incorporated into sockets at key locations throughout the house. The specification has therefore been carefully considered to provide a high level of comfort, efficiency and connectivity from the outset.

How to get there: What3words: [///tougher.ivory.glass](https://www.what3words.com/#!/tougher.ivory.glass)

Viewing: Strictly by appointment with TW Gaze

Tenure: Freehold

Council Tax:

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.

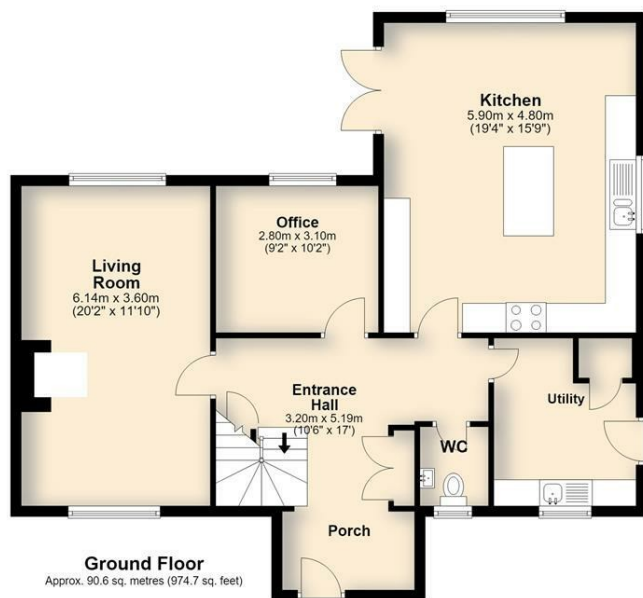
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Total area: approx. 174.9 sq. metres (1882.7 sq. feet)

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TW Gaze for themselves and for their Client give notice that:-

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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