



Locksley Cottage
Chapel Lane
Wortham
Suffolk
IP22 1QN

Guide Price £250,000





- Peaceful location
- Scope for improvement
- Garage
- Popular village

Locksley Cottage is well situated on the edge of Worthing and situated down a quiet country lane. Worthing is a well thought of village where there are good community facilities including a village shop and tea rooms, public house, school, church and village hall with sporting amenities including the tennis courts just a short walk away. For those requiring further facilities, the bustling market town of Diss is just over the border into Norfolk with its good selection of local and national shops and numerous sporting and social activities including rugby, tennis, football and golf clubs. For those requiring access to London, there is a mainline rail station in Diss with a journey to London Liverpool Street around 90 minutes. Both Norwich and Ipswich are around 25 miles away and the fine old town of Bury St Edmunds some 18 miles or so. For secondary schooling this village lies within the Hartismere catchment area with the secondary school at Eye.





Property

This period property is characterized by its colour-washed rendered exteriors, thatched and partly pantile roofs. This historic gem is Grade II Listed and believed to have origins dating back to the 17th century. Although the property now requires some work to bring the property back to its former glory, Locksley Cottage has retained a rich tapestry of period details, including exposed timber beams and a captivating inglenook fireplace set on an elevated brick hearth. The entrance porch offers an inviting gateway into the combined sitting room and dining area. Continuing from this central living space, the ground floor unveils additional rooms, including a kitchen, dining room or possible third bedroom, complete with French doors that open onto the garden. An adjoining doorway leads to a fully tiled bathroom. Ascending from the sitting room, the staircase leads to the first floor, where two double bedrooms await, each boasting vaulted ceilings that add to the cottage's character and charm.

Outside

The cottage sits centrally in its plot and features areas of lawn, a wooden garden shed, gravel driveway capable of standing several vehicles and leads to a detached garage with double doors, storage, power and light.

Directions:

From Diss heading west on the A143, enter the village of Wortham, pass the primary school take the left hand turn signposted Chapel Lane. The property is situated at the bottom of this lane on the right set behind a five bar gate.

Viewing

Strictly by appointment with TW Gaze.

Freehold.

Council Tax Band: C

Ref

Important Notice

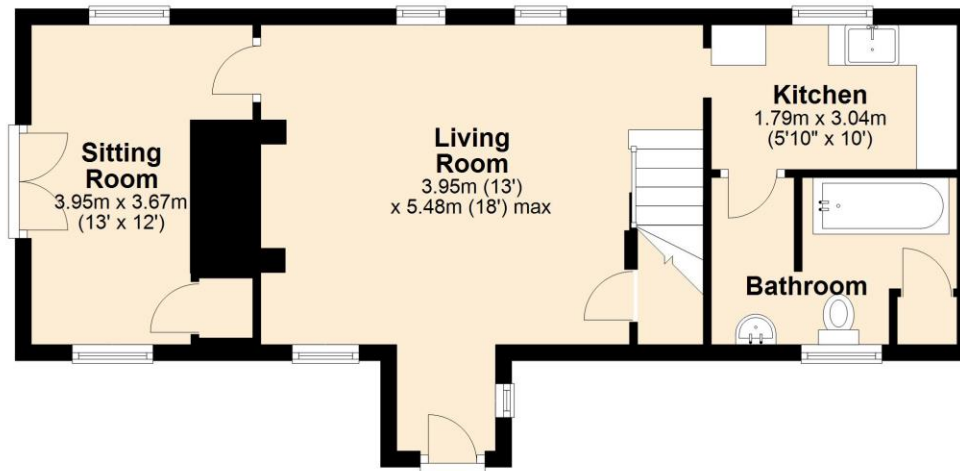
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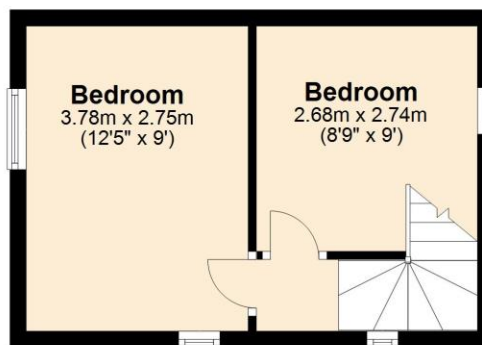
Ground Floor

Approx. 50.6 sq. metres (544.5 sq. feet)



First Floor

Approx. 21.1 sq. metres (227.0 sq. feet)



Total area: approx. 71.7 sq. metres (771.5 sq. feet)

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