



Three Cottages
Short Green
Winfarthing
IP22 2EE

Guide Price: £650,000





- Attractive spacious cottage
- 5 bedrooms, 5 reception rooms
- Flexible use of accommodation
- Non-estate position
- Countryside views to front
- Excellent family home, packed with character
- Double ended driveway
- Mature gardens with timber pavilion
- Just 5 miles from Diss

Location

Winfarthing is a semi-rural village located just off the B1077 between Old Buckenham and Diss, with the latter just 5 miles away and having an excellent range of facilities including schooling to sixth form level, local and national shops and various sports clubs (rugby, tennis, football and golf course to name a few). Transport links are good with Diss having a mainline rail service on the Norwich to London Liverpool line (journey time of 90 minutes), Norwich itself is just 20 miles away and the A11 giving a swift route to Newmarket and Cambridge is 5 miles away. This is an attractive property in a semi-rural position combining the country lifestyle with easy access to facilities.





The Property

As the name suggests, the property was once three separate cottages that over time has been knocked through, to transform into the stunning, spacious home we see today. The house has a spacious, Linea feel as you explore both floors. Some of the reception rooms have a great, open plan feel, with vertical beams creating a divide allowing rooms to be sociable and ideal for hosting family and friends. The accommodation is also jam packed with character, including beamed ceilings, prominent chimney breasts and exposed brick work. In the main, the property is neutrally decorated and this contrasts and highlights the various features dotted throughout.

Outside

The double ended driveway caters for several vehicles, with further space to the side. A secure gate open to a landscaped patio area and pergola, which in turn opens to a large expanse of lawn with bordering copper beech hedging. Tucked in the far corner of the garden is an individually built, timber frame pavilion which is a great place for outside entertaining. Smaller sections of the garden also have further potential to be cultivated into vegetable garden or additional flower beds.

Services

Services

Mains electric and water. Private drainage. Oil fired central heating

How to get there – What3words:
underway.overcomes.springing

Viewing

Strictly by appointment with TW Gaze.

Tenure: Freehold

Council Tax Band: E


Ref: 2/19456/RM

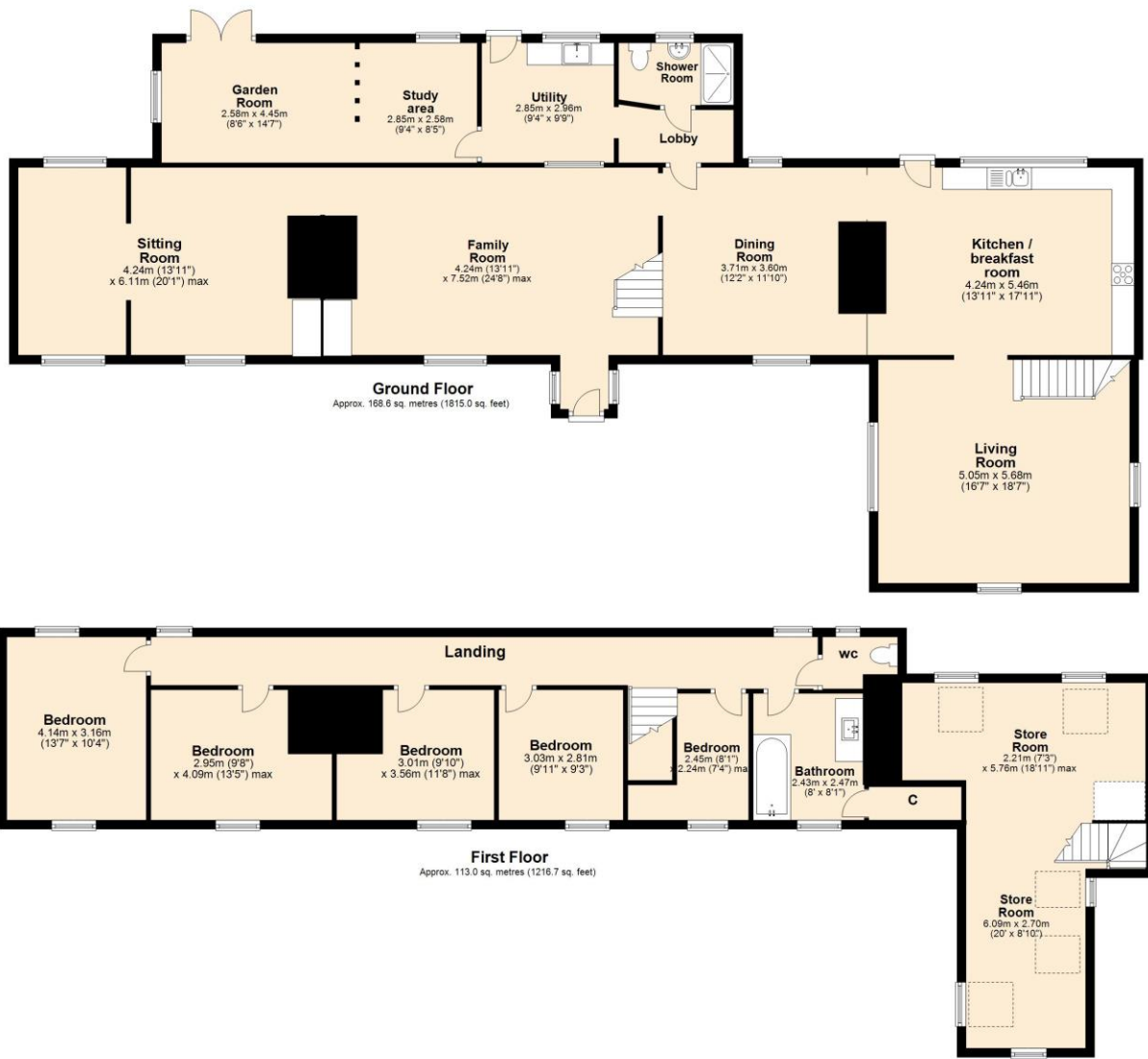
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 281.7 sq. metres (3031.7 sq. feet)

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