



1 Church Farm Cottage, Southburgh

Thetford



Minors & Brady

Hidden beyond a screen of mature trees, this quietly composed home reveals itself only gradually, creating an immediate sense of privacy. The setting feels calm and insulated from the outside world, with established greenery framing the house and softening its presence within the landscape. A generous driveway and thoughtfully arranged outdoor areas provide both practicality and discretion, while the wraparound patio and pergola invite relaxed, sheltered outdoor living. Beyond, the lawn stretches away toward a natural backdrop of tall trees, reinforcing the feeling of seclusion and escape. Inside, the layout offers welcome versatility, including a ground-floor room with its own ensuite, ideal for flexible living or working arrangements. The kitchen and dining space forms the heart of the home, warm and inviting, with a fireplace that lends comfort and character throughout the seasons. A charming sitting room continues the theme, offering direct access to the garden. Upstairs, three well-proportioned bedrooms and a family bathroom complete a home that feels private, balanced, and quietly refined.

- Discreetly positioned home set beneath a canopy of mature trees, offering a high level of natural privacy
- Generous driveway providing off-road parking for multiple vehicles
- Established gardens with a wraparound patio, wooden pergola, and lawn backing onto tall trees
- Sheltered outdoor spaces ideal for entertaining, recreation, or quiet relaxation
- Flexible ground-floor room suitable as a bedroom or home office, complete with ensuite shower room
- Spacious kitchen and dining area with ample cabinetry and a character fireplace
- Comfortable sitting room featuring a brick fireplace and a charming recessed reading nook
- Direct access from the sitting room to the rear garden





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1 Church Farm Cottage

Southburgh, Thetford

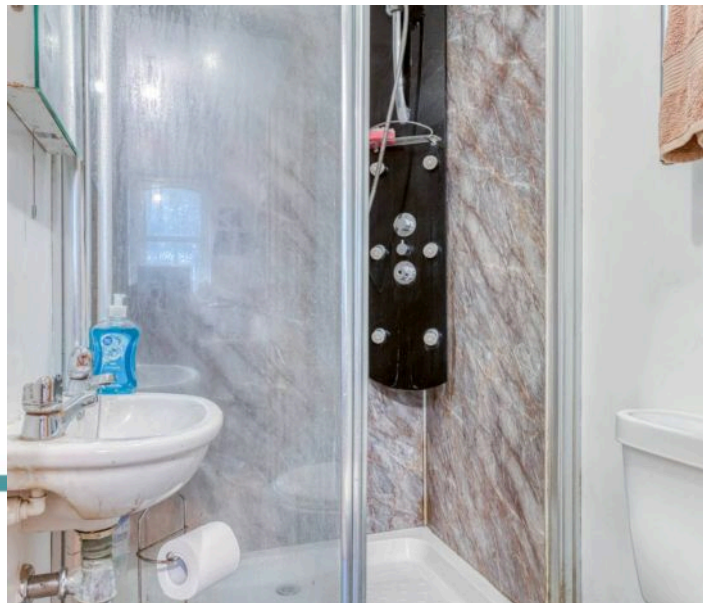
The Location

Southburgh is a rural village situated in the Breckland district of Norfolk, approximately 15 miles southwest of the historic city of Norwich.

Surrounded by scenic countryside and close to the villages of Reymerston, Hingham, and Shipdham, Southburgh offers a quiet setting with excellent access to local amenities and transport links.

Shipdham is situated around 7 miles southwest of Hingham, easily reachable by car in about 15 minutes. It is a charming village known for its historic architecture and vibrant community atmosphere. Hingham offers a variety of amenities that support both daily life and community engagement. Residents and visitors benefit from a local Co-op supermarket, a bakery, and several independent shops. The village is also home to friendly pubs like The White Hart, as well as cosy cafés that serve homemade food and drinks. For healthcare needs, Hingham has a GP surgery and a pharmacy. Families are served by Hingham Primary School, with secondary education options available in nearby towns.

The city of Norwich is a short drive away, with over a thousand years of heritage. Norwich offers a wealth of amenities, including a diverse shopping scene with high-street retailers, independent boutiques, and local markets. Healthcare is well-catered for with numerous GP surgeries, dental practices, and the Norfolk and Norwich University Hospital. The city's transport links are excellent, with Norwich Railway Station connecting to London and regional destinations, along with convenient bus services and road access via the A11 and A47.



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1 Church Farm Cottage

Church Farm Cottage, Southburgh

Tucked beneath a canopy of mature trees, this discreet and charming home enjoys a wonderfully private setting that immediately sets the tone for what lies within. The approach is calm and secluded, with the house gently nestled into its surroundings, offering a sense of retreat while remaining welcoming and well-presented.

Beginning outside, the property is enveloped by established trees that frame the home and create a natural sense of seclusion. A generous driveway provides parking for multiple vehicles, ideal for family living or entertaining. The outdoor spaces have been thoughtfully arranged, with a patio area featuring a wooden pergola that adds both structure and character. This patio wraps around to the rear of the house, where it opens out onto a lawn that extends away from the home.

Backed by tall trees that form a near-natural boundary, the garden feels private and sheltered, offering a versatile space for recreation, relaxation, or outdoor dining.

A welcoming porch leads into the home, where the layout immediately offers flexibility. On the ground floor is a room that works equally well as a home office or a ground-floor bedroom, benefiting from its own ensuite shower room. This adaptable space adds real practicality, whether for home working, guest accommodation, or multi-generational living.



1 Church Farm Cottage

The heart of the home is the large kitchen and dining area, a generous room that balances function with warmth. Wooden-style cabinetry provides ample storage and a timeless feel, with space for appliances neatly incorporated. The dining area is enhanced by a cosy fireplace, creating a comfortable atmosphere for everyday meals as well as more relaxed entertaining, and making the space feel inviting throughout the year.

The sitting room continues the theme of character and comfort, offering a charming retreat with a brick fireplace as its focal point. A recessed nook provides a perfect reading corner, adding personality and a sense of intimacy to the room, while a door leads directly out to the rear of the house, connecting indoor and outdoor living.

An additional nook accessed from the sitting room offers useful storage and discreetly houses the staircase leading to the first floor.

Upstairs, the first floor comprises three well-proportioned bedrooms, each enjoying a pleasant outlook and a calm, restful feel. These are served by a family bathroom, completing the accommodation and providing a practical layout suited to a range of lifestyles.

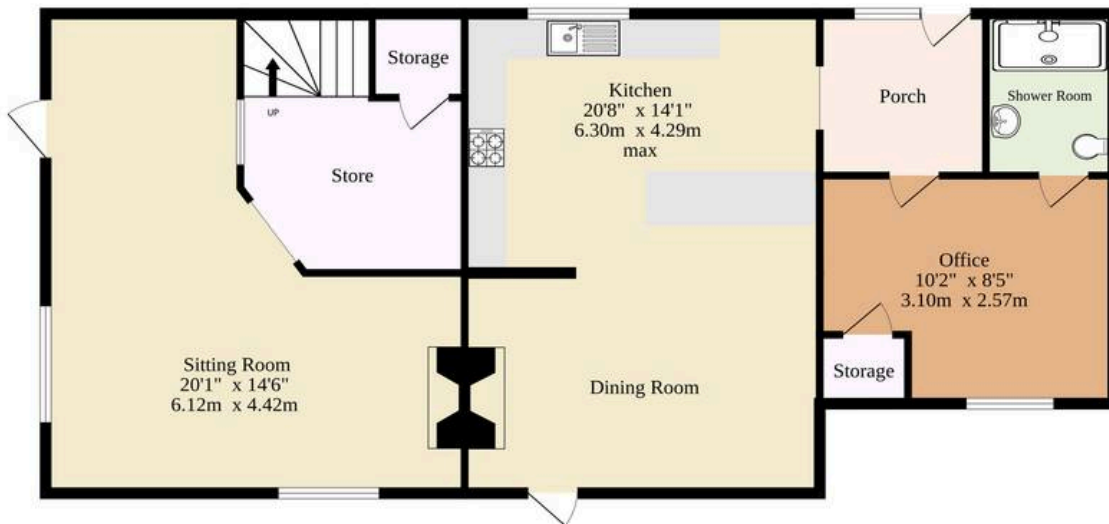
Overall, this is a home that combines charm, space, and privacy, with flexible living areas and beautifully sheltered outdoor spaces, making it an appealing and well-balanced property that feels quietly refined without being overstated.

Agents Note

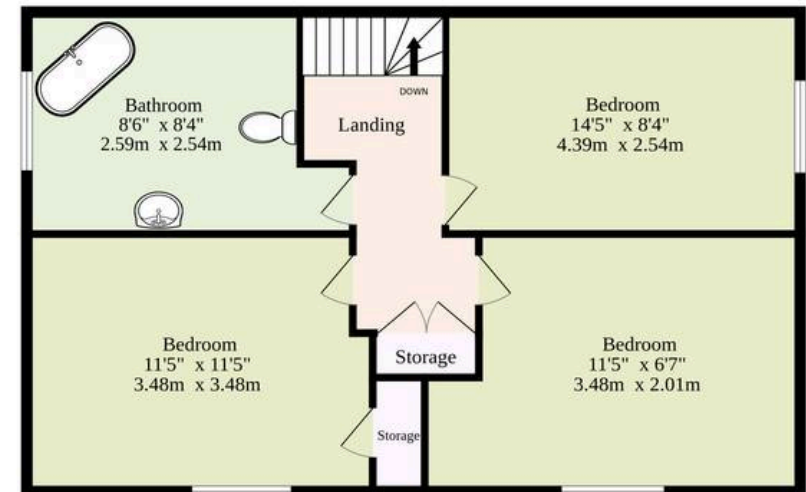
Sold Freehold



Ground Floor
743 sq.ft. (69.0 sq.m.) approx.



1st Floor
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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