



North South Cottage, Common Road, Bressingham

Diss



Minors & Brady

# North South Cottage, Common Road

Bressingham, Diss

Framed by open field views stretching across the countryside, this cherished and distinctive home enjoys a setting that immediately feels calm and expansive. Set well back from the road behind mature hedging, it offers privacy, space and a welcoming sense of arrival. Inside, the layout has been carefully considered for everyday living, with sociable rooms that flow naturally and feel comfortable and inviting. Natural light fills the home throughout, reinforcing the warmth and clear care shown by the current vendors. Upstairs, the rear bedrooms continue to enjoy far-reaching rural views, deepening the connection to the surrounding landscape. With established gardens, ample parking and a range of versatile outbuildings, this is a much-loved home now ready for its next owners to enjoy and make their own.

- Four-bedroom detached home in a quiet, desirable setting
- Exceptional open field views to the rear
- Set well back from the road behind mature hedging
- Light-filled, thoughtfully designed layout throughout
- Country-style kitchen opening into a generous dining area
- Inviting sitting room with log burner and adjoining sun room
- Versatile central lobby ideal for study or home working
- Excellent utility and cloakroom space with natural light
- Established gardens with patio, pergola and productive growing areas
- Garage, workshop and summer house with shower and sauna



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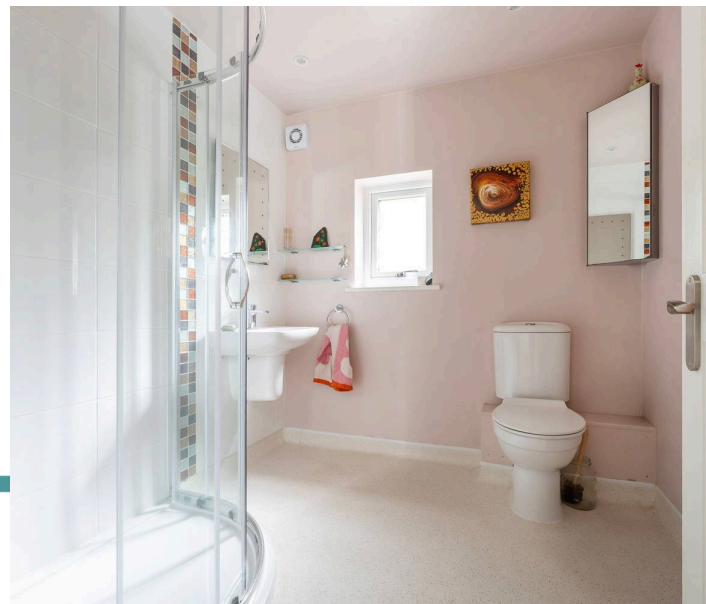
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The property is set within the quintessentially rural village of Bressingham in South Norfolk, a village that embodies the charm and tranquillity of the Norfolk countryside. Known for its peaceful streets, mature hedgerows, and a genuine sense of community, Bressingham offers a slower pace of life while still providing convenient access to essential amenities. The village itself retains a selection of practical facilities, including a local shop, post office, and a village hall, which hosts a variety of events and activities.

Families are well served locally, with the village primary school highly regarded and a number of further educational options available in nearby villages. Diss, just over two miles to the east, provides a wider choice of schooling, including the Good-rated Diss High School. The town also caters comprehensively for daily needs, offering supermarkets, independent shops, cafés, restaurants, and a traditional weekly market, allowing residents to enjoy both convenience and a sense of local character. Healthcare services are readily accessible, with GP surgeries, pharmacies, and dental practices all available in Diss, ensuring practical day-to-day living without compromise.

For those who commute or travel further afield, Bressingham benefits from straightforward road connections, including easy access to the A1066 and nearby A140, linking the village to Norwich, Thetford, and beyond. Diss railway station, only a short drive away, provides regular services to Norwich and London Liverpool Street, making the village a viable option for both city commuters.

Beyond practical considerations, Bressingham sits amidst a landscape of gentle rolling countryside, offering residents the opportunity to enjoy walks, cycling, and the simple pleasures of rural life. The village's historic character is reflected in its buildings, lanes, and surrounding farmland, giving a strong sense of place that is increasingly rare. Yet, despite its calm and seclusion, the village's proximity to Diss ensures that shopping, leisure, and cultural amenities are never far away.



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Bressingham, Diss

## Common Road, Bressingham

Set well back from the road behind mature hedging, this distinctive and clearly well-loved home enjoys a wonderfully private setting, accompanied by good neighbouring properties and a calm, peaceful atmosphere throughout. A large gravel driveway provides ample off-road parking and leads gently to the house, offering a welcoming sense of arrival and plenty of practical space for family and visitors alike.

From the outset, it is apparent that this is a unique home, quietly tucked away, yet thoughtfully arranged and carefully maintained for everyday living, reflecting the care and consideration of the current vendors.

The accommodation begins with a porch that opens into a generous dining room, a comfortable and inviting space suited to both everyday family meals and more relaxed entertaining. A wide opening connects the dining room to the beautiful country-style kitchen, creating a natural flow that keeps the spaces open and sociable, an arrangement clearly designed to bring people together.

The kitchen itself feels warm and welcoming, with an everyday practicality that suggests it has been truly lived in and enjoyed. It sits comfortably at the heart of the home, offering a balance of charm, functionality and connection to the surrounding rooms.



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From here, the house flows naturally into a central lobby that forms the true hub of the ground floor. This generous area links the cloakroom/utility space, shower room and sitting room, and is large enough to comfortably function as a study or work-from-home area. With good natural light and a sense of openness, it feels like an intentional living space rather than simply a passageway, a reflection of the home's flexible and well-considered layout. The utility and cloakroom area is particularly practical, offering excellent space for everyday household tasks. Sunlight filters through, creating a bright and pleasant environment that makes chores feel easier.

The sitting room is warm and inviting, centred around a log burner that brings character and comfort during the cooler months. From here, doors open directly into the sun room, allowing the living spaces to flow seamlessly. The sun room is surrounded by glazing, offering lovely views across the established gardens and creating a calm retreat that can be enjoyed throughout the seasons.

Upstairs, the home provides four well-proportioned bedrooms along with a further bathroom. The rear bedrooms enjoy far-reaching open field views, extending a sense of space and tranquillity that adds greatly to the home's appeal.

All bathrooms throughout the property are practical and sensibly arranged, serving the needs of everyday family life with ease and reliability.

Throughout the house, there is a consistent sense of light and airiness, with natural light filtering into every corner.



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The layout feels intuitive and comfortable, clearly shaped around day-to-day living rather than formality, giving the impression of a home that has been carefully cared for and thoughtfully enjoyed.

Outside, the established gardens provide a real extension of the living space. Arranged with patio seating, lawns, mature trees and dedicated planting areas for gardening and growing, they offer enjoyment throughout the year.

A wooden pergola sits over the patio, providing gentle shade and light shelter — an inviting setting for summer dining, quiet evenings or relaxed gatherings.

Completing the property are a garage, workshop and a charming summer house, which includes a shower and sauna and offers excellent flexibility for hobbies, storage or simply unwinding. Altogether, this is a distinctive, light-filled home in a quiet, private setting — one that clearly reflects years of care and consideration, and now stands ready for its next owners to enjoy and make their own.

## Agents Note

This property will be sold freehold and connected to oil-fired heating, private drainage, mains water and drainage.

Please note the property is restricted for use solely as a private dwelling. No rights of air or light are granted to the north of the property.

A minor presence of woodworm has been identified within the cladding to the rear porch and garden room. This is understood to be a maintenance-related matter; however, prospective purchasers should satisfy themselves as to the condition of the property and seek specialist advice if required prior to proceeding.



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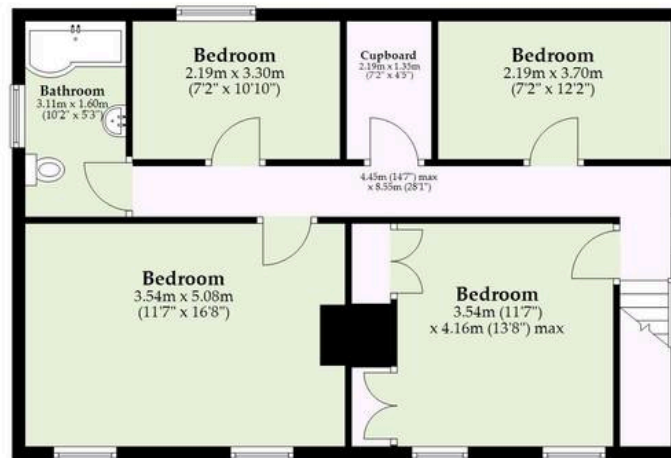
### Ground Floor

Approx. 153.4 sq. metres (1631.0 sq. feet)



### First Floor

Approx. 69.2 sq. metres (744.6 sq. feet)



Total area: approx. 222.6 sq. metres (2395.6 sq. feet)

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.  
Plan produced using PlanUp.

# Dreaming of this home? Let's make it a reality



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Meet *Theo*  
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Meet *Anya*  
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