



**The Green, Oxborough, PE33 9PS**



**welcome to**

## **The Green, Oxborough**

A 2 bedroom period cottage, offering a fantastic outlook over the green within the picturesque village of Oxborough. Retaining many character features, the property further benefits from 2 reception rooms, kitchen and separate utility room, front & rear gardens and is offered with NO ONWARD CHAIN.



### Accommodation:

Part glazed external entrance door opening to:

### Entrance Porch

Internal door opening to:

### Lounge

15' 8" x 12' 10" ( 4.78m x 3.91m )

Feature Inglenook fireplace, exposed ceiling beam and timbers, wall mounted electric heater, tiled flooring, television point, door to staircase rising to the first floor landing, UPVC double glazed window to the front aspect, door opening to the kitchen, further door opening to:

### Dining Room

11' 4" x 8' 11" ( 3.45m x 2.72m )

Exposed ceiling beam, wall mounted electric heater, exposed wooden floorboards, UPVC double glazed window to the front aspect.

### Utility Room

9' 2" x 4' ( 2.79m x 1.22m )

Floor mounted fitted unit, plumbing for washing machine.

### Kitchen

10' 11" x 7' 5" ( 3.33m x 2.26m )

A range of floor mounted fitted units with work surfaces over, inset sink and drainer with flexi hose over, space for an electric cooker with cooker, feature fireplace, tiled flooring, UPVC double glazed window to the rear aspect, part glazed external entrance door opening to the rear garden.

### Ground Floor Bathroom

Suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, free standing roll top bath with central mixer tap and hand-held shower attachment over, heated towel rail, tiled flooring, UPVC double glazed window to the rear aspect.

### First Floor Landing

Exposed wooden floorboards, doors opening to both bedrooms.

### Bedroom 1

16' 6" x 9' 6" ( 5.03m x 2.90m )

Airing cupboard, exposed wooden floorboards, timber double glazed window overlooking the front aspect with views over the village green.

### Bedroom 2

7' 7" x 7' 5" ( 2.31m x 2.26m )

Built-in wardrobes, exposed wooden floorboards, timber double glazed window overlooking the front aspect with views over the village green.

### Outside

To the front of the property, there is a small lawned garden area with access to the main entrance door.

The fully enclosed rear garden is laid mainly to paving, for ease of maintenance, with a small lawned area.

We believe that the front garden could lend itself well for off-road parking, subject to any relevant planning consents.

### Location

Oxborough is pleasant conservation village within Norfolk, situated approximately 7 miles from the bustling market town of Swaffham and approximately 9 miles from Downham Market, where there is a direct railway line to London King's Cross. Oxborough is famous because of its Church, Saint John the Evangelist and Oxborough Hall, which is the ancestral home of the Bedingfield family, now being owned by the National Trust and open to the general public. There is also the highly-regarded Bedingfield Arms, a coaching Inn since 1783, serving a range of local ales and quality food, which overlooks the village green.

Further amenities can be found within nearby Swaffham, which boasts many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and

leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.

### Council Tax Band

This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

### Agents Note

We understand this property is subject to a flying freehold. Further details of this can be obtained from William H Brown, Swaffham.

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **The Green, Oxborough**

- NO ONWARD CHAIN!!
- Offering a lovely outlook over the village green
- Characterful 2 bedroom terraced cottage
- benefitting from a recent programme of enhancement
- 2 reception rooms, including lounge with Inglenook fireplace

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in excess of

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110491 - 0005

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