



# Extended Victorian cottage in about an acre

**Chauffeurs Cottage, Staithe Road, Langley, Norwich, NR14 6BW**

Freehold





Side Porch • Cloakroom • Kitchen/ Breakfast Room • Sitting Room • Dining Room • Living Room • Shower Room • Mezzanine Bedroom • Principal bedroom • Bedroom two • Bedroom three, Bathroom • Garage • Outbuilding  
In all about one acre

### The Property

Chauffeurs Cottage is an attractive detached Victorian property which was originally part of the Langley estate. Having been extended in 2003 to an award winning design it now represents a spacious family home. There are three bedrooms to the original part of the house with a further mezzanine bedroom having been added.

Offering a welcoming country style kitchen/ breakfast room with open plan dining room off it with skylights, perfectly blends the old and the new and would be a fantastic summer entertaining space. Retaining the character of the original dwelling is the living room with feature fireplace and gives the option of using the extension as a separate guest wing if desired.

Of particular note is how the owners have made every effort to create as much light in the property through use of large windows and two sets of double opening doors off the extension to aid in the flow of the accommodation from inside to out.

### Outside

The property is approached via a gravel driveway and is neatly screened by hedging giving added privacy. The plot is about an acre in size and benefits from no neighbouring properties to the sides and

rear, giving attractive far reaching field views to two aspects. The owners have planted a variety of fruit trees such as quince, medlar, pear and five varieties of apple tree including a crab apple as well as planting a walnut tree. A garage as well as an outbuilding provide excellent storage space.

### Situation

Situated in the sought after village of Langley close to the small market town of Loddon approximately 1 mile away. State schooling is available in Loddon and private sector education is available at the reputable Langley school within the village.

The property lies approx. 12 miles South East of Norwich which provides excellent retail, gastronomic and cultural offerings with a vibrant and award winning covered market, a plethora of cafes and restaurants to suit all tastes, theatres and a growing art sector. The city has a deep history, with a timeline of architecture, and is carefully managed to strike the right balance of independent and nationwide retail offerings. The city has renowned schooling in both the private and public sectors, together with the University of East Anglia. Norwich has established transport links, with a mainline rail service to London





**Agents note**

We understand there is a right of access to a water point at the perimeter of the grounds for the farmer when irrigating the fields. For additional information please contact the Agent.

**Directions**

Leave Norwich via the A146 Loddon Road and continue through the village of Thurton bearing left onto Norwich Road sign posted towards Loddon & Chedgrave. Take the first left onto Big Back Lane and then at the end of the road turn left onto Langley Road. Follow this road and the property will be found on the right hand side just before the Forge Road turning.

**Services**

Mains water, electricity and oil fired central heating. Private drainage via septic tank.

**Local Authority**

South Norfolk District Council  
Council Tax Band D

**Fixtures & Fittings**

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

**Viewings**

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

**Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.



**Chauffeurs Cottage, Staithe Road Langley, Norwich**

**Main House** 2,199 sq ft / 204 sq m

**Garage** 140 sq ft / 13 sq m

**Outbuilding** 45 sq ft / 4 sq m

**Utility** 127 sq ft / 12 sq m

**Total** 2,511 sq ft / 233 sq m



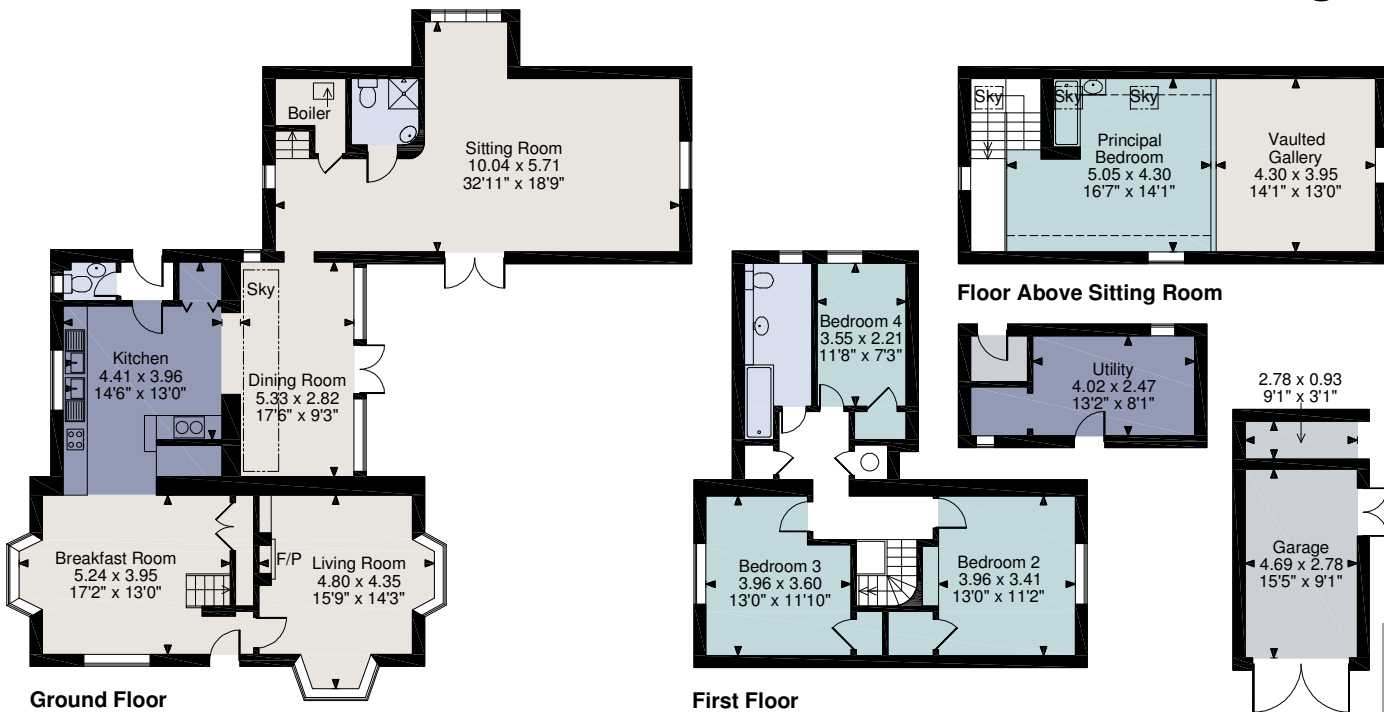
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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