

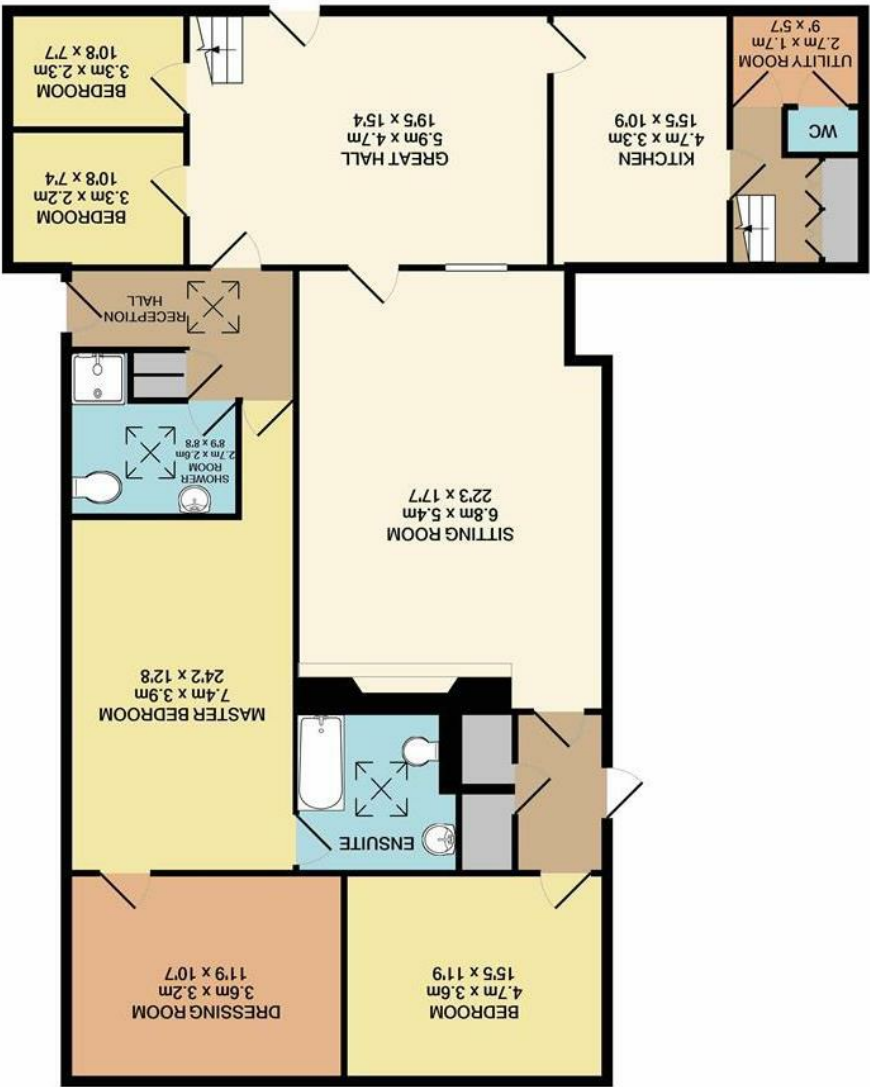


The Common | Norwich | NR15
Guide Price £575,000

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1ST FLOOR
APPROX. FLOOR
AREA 20.5 SQ.M.
(220 SQ.FT.)
TOTAL APPROX. FLOOR AREA 167.3 SQ.M. (1801 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
APPROX. FLOOR
AREA 146.8 SQ.M.
(1580 SQ.FT.)



abbotFox Bespoke presents Bretts Manor, a remarkably rare Grade II listed 14/15th Century Wealden house enjoying a quiet rural position off of Wacton common. Accommodation includes an impressive fully vaulted great hall, kitchen breakfast room, utility room, well proportioned sitting room, study, five/six bedrooms the principle bedroom with en suite and a family bathroom. With exceptional grounds, and a sense of peace and tranquility hard to match, this unique home demands an internal viewing to be appreciated.

Wacton common is an area of approximately 70 acres of rough grassland featuring a large duck pond opposite the entrance to Bretts Manor. The property is within easy reach of Norwich just 2 miles south of Long Stratton. Diss is just 10 miles further south which has a regular mainline London train service.

