

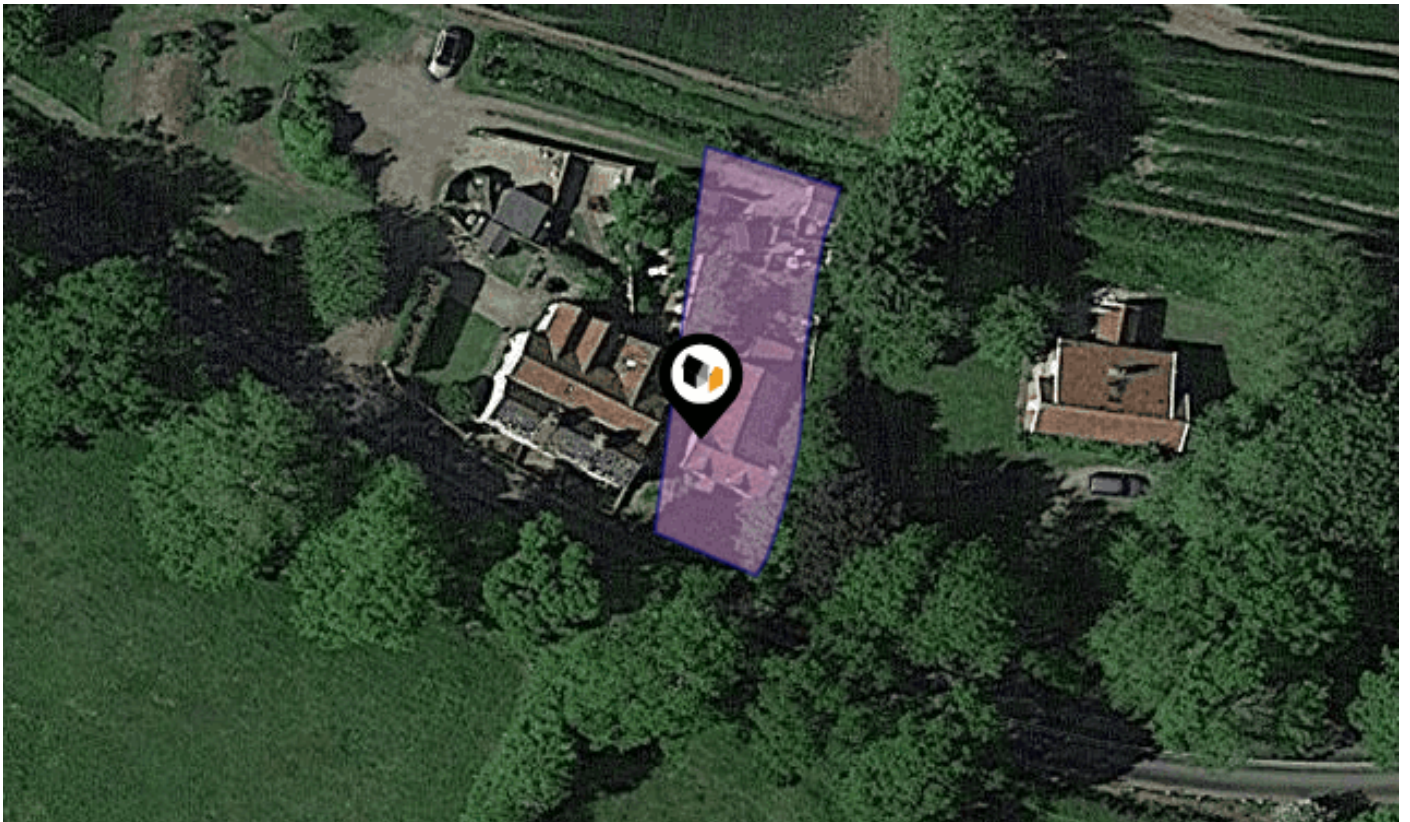


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08<sup>th</sup> January 2025



## CHICKERING HALL COTTAGES, WINGFIELD, DISS, IP21

### Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

<https://www.whittleyparish.com/>





os-zoom-map

googl-street-view

## Property

**Type:** Detached  
**Bedrooms:** 3  
**Plot Area:** 0.09 acres  
**Council Tax :** Band D  
**Annual Estimate:** £2,111  
**Title Number:** SK141510

**Tenure:** Freehold

## Local Area

**Local Authority:** Mid suffolk  
**Conservation Area:** No  
**Flood Risk:**  
 • Rivers & Seas No Risk  
 • Surface Water Low

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

**Mobile Coverage:**  
 (based on calls indoors)


**Satellite/Fibre TV Availability:**



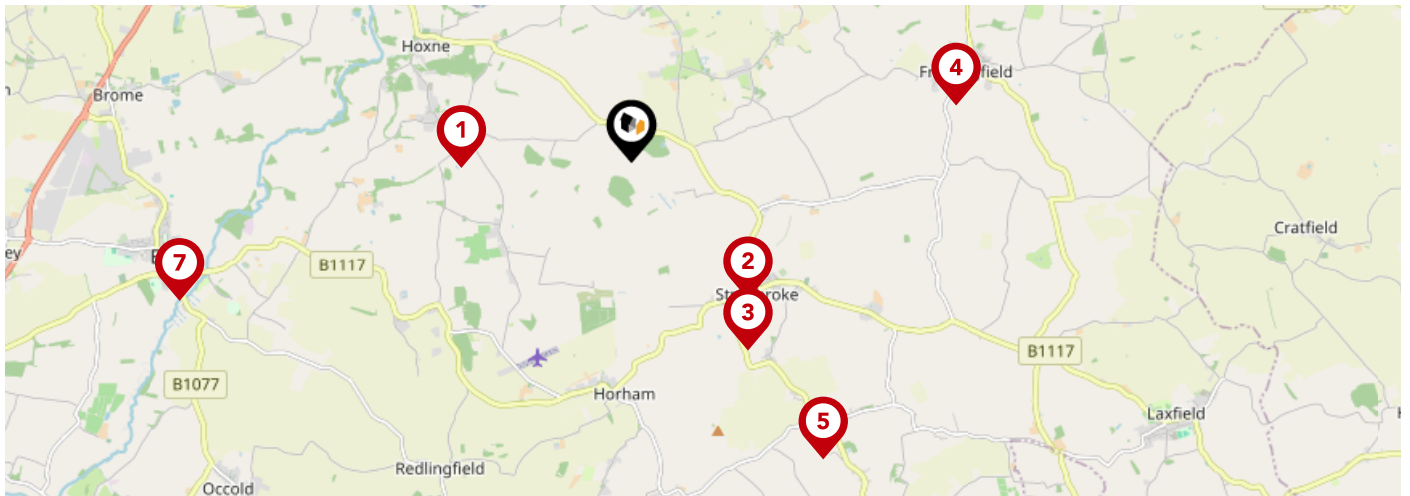





## CHICKERING HALL COTTAGES, WINGFIELD, DISS, IP21











# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>St Edmund's Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stradbroke Church of England Primary School</b> Ofsted Rating: Good   Pupils: 121   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stradbroke High School</b> Ofsted Rating: Good   Pupils: 353   Distance:2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fressingfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wilby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Scole Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 51   Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter and St Paul Church of England Primary School, Eye</b> Ofsted Rating: Good   Pupils: 181   Distance:4.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dickleburgh Church of England Primary Academy (With Pre-School)</b> Ofsted Rating: Outstanding   Pupils: 187   Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



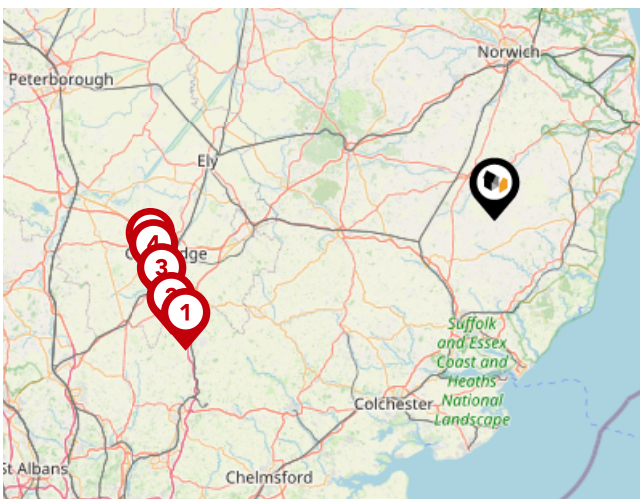
		Nursery	Primary	Secondary	College	Private
 <b>Hartismere School</b> Ofsted Rating: Outstanding   Pupils: 1063   Distance:4.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>The Harleston Sancroft Academy (a 3-16 Church of England School)</b> Ofsted Rating: Not Rated   Pupils: 874   Distance:4.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Occold Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:4.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Worlingworth Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Outstanding   Pupils: 65   Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>All Saints Church of England Primary School, Laxfield</b> Ofsted Rating: Outstanding   Pupils: 95   Distance:5.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Mendham Primary School</b> Ofsted Rating: Good   Pupils: 63   Distance:5.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Thorndon Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 54   Distance:5.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Diss Infant Academy and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 116   Distance:6.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

# Area Transport (National)



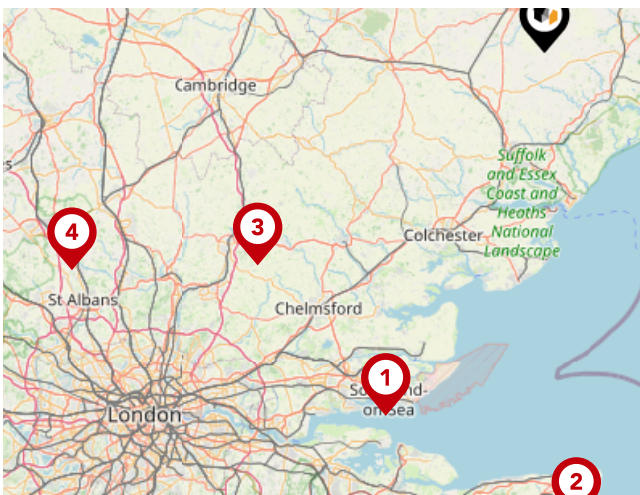
## National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.69 miles
2	Entrance1	11 miles
3	Halesworth Rail Station	11 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	48.78 miles
2	M11 J10	49.8 miles
3	M11 J11	49.93 miles
4	M11 J13	50.2 miles
5	M11 J14	50.38 miles



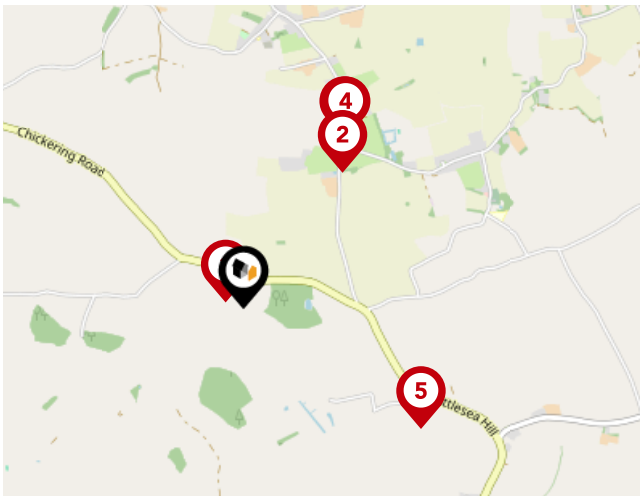
## Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	58.06 miles
2	Manston	68.79 miles
3	Stansted Airport	52.07 miles
4	Luton Airport	75.86 miles



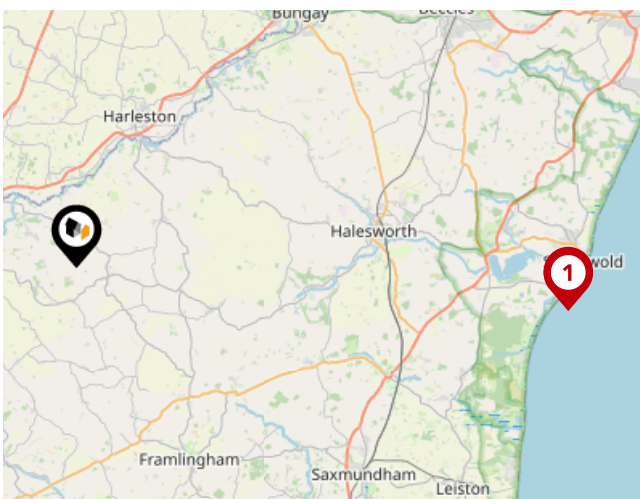
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Depperhaugh	0.09 miles
2	Vicarage Road	0.76 miles
3	Lodge Farm	0.89 miles
4	Lodge Farm	0.9 miles
5	Hill House Farm	0.97 miles



### Ferry Terminals

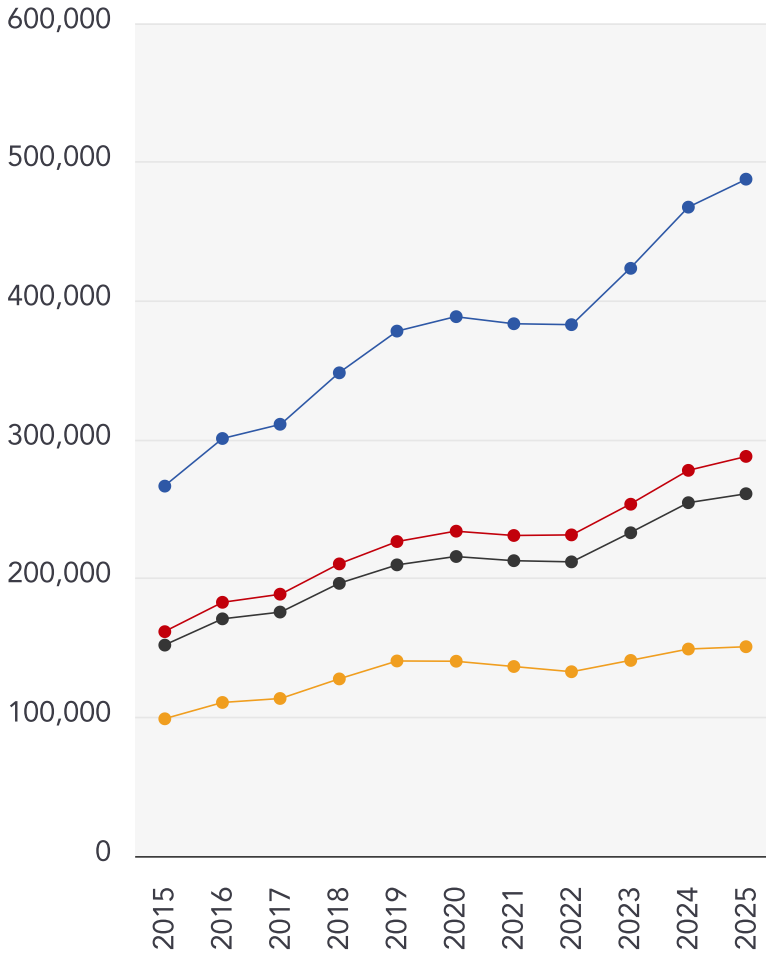
Pin	Name	Distance
1	Walberswick Ferry Landing	17.9 miles
2	Southwold Ferry Landing	17.9 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in IP21



Detached

**+82.97%**

Semi-Detached

**+78.11%**

Terraced

**+71.77%**

Flat

**+52.51%**



### Whittley Parish | Diss

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At Whittley Parish, we strive to offer the best experience for all of our valued clients. We employ an experienced team and support our people with the best processes, cutting edge technology, marketing and training. We continue to improve and learn from feedback to strive to be the best at what we do and achieve.

Our proactive approach combined with advertising across four major property portals (Rightmove, Zoopla, onthemarket.com and Primelocation) as well as on social media platforms; coupled with our large database of registered applicants allows us to promote our properties to the widest target market.

With family roots still at the heart of all operations, Alex Parish ensures the original ethos and vision continues to run throughout the company's core, never comprising the personal service its reputation has been built upon.



### Testimonial 1



It was a pleasure doing business with the Attleborough branch. Kept to every promise made and acted really fast. Made a stressful time far less stressful.

### Testimonial 2



We asked Whittley Parish Diss to carry out a house valuation for us. Alex Parish came to do the job - he was kind, considerate and professional. The process was thorough but yet quick and easy for us. We couldn't ask for more - many thanks.

### Testimonial 3



The whole team at Whittley Parish were first class from first introduction to final sale. With lots of estate agents in the Long Stratton area, this is the only one you need to know. Excellent would highly recommend.



[/whittleyparishmanagementltd](#)



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# Whittley Parish | Diss

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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