



SOWERBYS

ASH HOUSE

1 The Woodcutters, Great Ellingham,
Attleborough, Norfolk, NR17 1HQ



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Attleborough, Norfolk, NR17 1HQ

- Stunning Executive Family Residence
- Exclusive Development in a Private Cul-De-Sac
- Impressive and Highly Versatile Living Accommodation
- Five Double Bedrooms with Two En-Suites and Two Additional Bathrooms
- Open-Plan Kitchen/Dining/Family Room
- Outstanding 41' Reception Room with Centrally Positioned Dual Aspect Wood-Burner
- Mature Grounds Approaching 1 Acre (STMS)
- Oak Framed Gazebo, Summer House and Bespoke Glasshouse
- Triple Garage and Large Driveway Providing Ample Parking
- Offered with No Onward Chain

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A stunning home positioned at the beginning of a private road on an exclusive development of just five suitably impressive executive family homes built by renowned Norfolk house builders, Abel Homes. Set in mature landscaped grounds approaching 1 acre (STMS) and backing onto farmland, Ash House is certain to impress with a great degree of curb appeal, spacious and versatile living accommodation and an excellent level of finish which can be found both inside and out. The village of Great Ellingham benefits from a village post office/store and The Crown public house, and is extremely well positioned to access the fine county of Norfolk. The nearby market towns of Attleborough and Wymondham provide a host of amenities, access to the A11 and main line rail links for those wishing to venture further afield.

From Bow Street, The Woodcutters is a private road from which Ash House is approached via a five bar gate through a brick wall, onto a large gravelled driveway to the front of the property and leading to the adjacent triple garaging. The property is entered through an entrance porch which leads into a wonderfully light and spacious entrance hall. The entrance hall grants access to the ground floor accommodation and has a beautiful ash staircase leading to the first floor landing. Leading off from the entrance hall is a cloakroom with WC and the study which provides a useful space for those seeking work from home capabilities. The kitchen is an impressively proportioned space, open-plan to the flexible dining/family room, featuring a hand fitted shaker style kitchen with solid oak worksurfaces, Rangecooker and a host of integrated appliances which you might expect, as well as space for a freestanding fridge/freezer. In addition, there is a good-sized utility room which in turn grants access to a boot room with access outside to the rear and door leading into the fifth bedroom. This room would be perfect for house guests, teenagers or alternatively an additional home office with separate access aside from the main living accommodation. Moving through from the kitchen, bespoke sliding doors fully open into the stunning conservatory which provides the perfect place to sit and take in the pleasant and secluded views over the beautiful gardens. From the conservatory, another set of sliding doors grant access to what can only be described as a stunning room. Measuring an impressive 41' 1" x 17' 11" and intersected by an exposed brick fireplace with an inset dual aspect wood-burning stove, the sitting/dining room is a real showstopper - an excellent space for entertaining and for more intimate, cosy evenings in front of the fire alike!

The first floor accommodation is neatly apportioned around an 'L' shaped landing. To begin with, the principal suite certainly doesn't disappoint. Separated into two areas by the centrally positioned chimney breast which rises from the sitting/dining room below. The first of which provides a sumptuous dressing area which could almost be described as a first floor sitting room. Moving round the chimney breast, the bedroom area features an excellent range of fitted furniture and windows overlooking the garden to the rear. En-suite facilities further complement this room with twin vanity basins, a large walk-in shower and freestanding slipper bath. Three additional spacious double bedrooms can be discovered on the first floor, one of which also benefits from en-suite facilities, with a further two bathrooms meaning that each room is well served.

With a south-westerly facing aspect to the rear and with a plot size approaching 1 acre (STMS), the gardens are delightfully mature and landscaped, wrapping around the property and creating wonderfully a peaceful and secluded setting. A large flagstone paved terrace wraps around the rear of the property, upon which the current owners have installed an oak framed gazebo which is the perfect setting for alfresco dining. In addition, a timber framed summer house and glass house further accentuate the property and enjoyment of the outside spaces. The gardens are mainly laid to lawn with a host of well stocked borders, small trees and hedged boundaries. To the front, the triple garage offers automated doors, a handy WC and boiler room with double doors to the side offering handy storage for garden equipment.











GREAT ELLINGHAM

Great Ellingham is a popular village conveniently situated just 2 miles from the vibrant market town of Attleborough which offers well regarded schooling for all ages, an excellent range of local services and specialist independent retailers, Sainsbury and Lidl stores and a thriving business community. Great Ellingham is situated in the Breckland district and benefits from a number of amenities including a primary school, recreation centre, village shop, post office and public house. The train station provides direct trains to Norwich and Cambridge. In addition, Great Ellingham is within easy reach of the A11 which gives easy access to Norwich, the A47 and furthermore to London and the Midlands.

The cathedral city of Norwich is approximately 18 miles away where there are a wider range of facilities including an international airport and mainline rail links to London Liverpool Street and beyond. Norwich has many shops, restaurants and pubs, sought after schools and colleges and stunning architecture and offers access to all the major rail links and the Norwich International Airport.

SERVICES CONNECTED

Mains electricity and water. Private sewage treatment plant. Oil fired central heating (underfloor to the ground floor and radiators to the first floor). Telephone, broadband and Sky TV connections.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 2436-3006-5205-1019-7200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

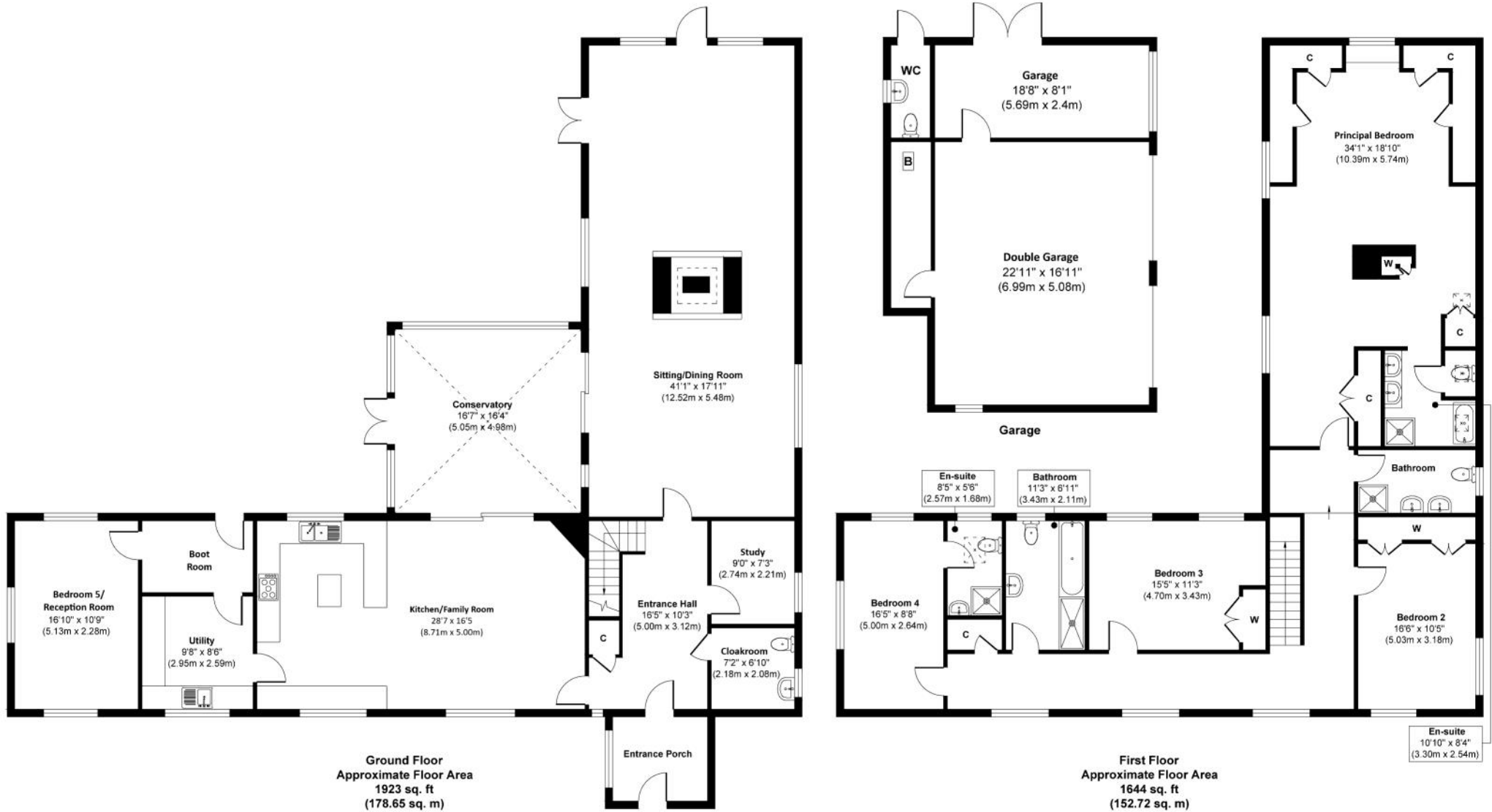
AGENT'S NOTE

The Woodcutters is a private road providing access to a total of five properties. Maintenance of the road and sewerage treatment plant is via a limited management company in which each property owns a share with an annual contribution of approximately £250 per property.



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

Ash House



Approx. Gross Internal Floor Area 3567 sq. ft / 331.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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