



SOWERBYS

ROXES FARM

Common Road, East Tuddenham,
Dereham, Norfolk, NR20 3NF



ROXES FARM

Common Road, East Tuddenham,
Dereham, Norfolk, NR20 3NF

- Well-Presented Farmhouse Dating from c1800
- Grounds Totalling Five Acres (STMS)
- Red Brick Barn with Full Planning Permission for Conversion
- Further Outbuildings Including Barns and Stables
- All Weather Menage and Circa 3.5 Acres Post and Rail Paddocks
- Many Original Features Retained Throughout
- Four Bedrooms and Three Reception Rooms
- Delightful Secluded Semi-Rural Position

Dereham Office

01362 693591

dereham@sowerbys.com

Roxes Farm is located on the fringe of the mid-Norfolk village East Tuddenham, in a delightful semi-rural position and accessed via a long tree lined driveway, offering an excellent degree of seclusion and a great approach to the property. First impressions are delightful, wonderful grounds approaching five acres (sts) begin to reveal themselves, with a sweeping gravelled driveway intersecting the front lawn, leading to the well-proportioned farmhouse and neighbouring red brick barns. Roxes Farm is thought to date from the 18th century and was at the time two cottages, it has been sympathetically combined and extended over the past two hundred years, to create a well-appointed and versatile home, which lends itself well to today's modern living requirements. Retaining much original character throughout, the property embodies a quintessentially British country home with a broad range of stunning features to be enjoyed.

More recently, the current owners have embarked upon a journey of improvements to the property including re-roofing of barns, re-wiring the farmhouse and outbuildings, in addition to installing a new hot water and central heating boiler. Full planning permission to convert barns to living accommodation and link to the main house with a single storey extension has been granted. Further information can be found via the Breckland Planning Portal Ref. 3PL/2008/0800/F





Currently, the main home briefly comprises, entrance hall, sitting room with woodburning stove, living room with a stunning inglenook fireplace and inset woodburning stove, kitchen with AGA, open plan into a garden/dining room, utility/boot room and downstairs shower room.

On the first floor you will discover four bedrooms and a family bathroom. The heating and hot water is oil fired having been re-plumbed and a replacement boiler recently installed. The majority of the windows are secondary double glazed.







OUTSIDE

The more formal gardens wrap around the farmhouse and are mainly laid to lawn. Across the shingled driveway to the front, is a pleasant enclosed vegetable garden with a selection of raised beds. To the rear boundary, backing onto the neighbouring Mock Beggar Hall, features a high brick wall providing a wonderfully sheltered setting.

To the rear of the house/barn a secluded courtyard with power and lighting is bounded by brick and flint walls and is the perfect spot for entertaining and alfresco dining. Double doors open out from the garden/dining room of the house towards this space.

OUTBUILDINGS, MENAGE & PADDOCKS

A broad range of outbuildings are on offer, aside from the afore mentioned red brick barn. These include two hardstanding timber stable blocks, a substantial steel framed Dutch barn and a block built former piggery which is ideal as a feed store/tack room. Each of these buildings has recently been re-wired providing power/lighting. An over-sized all-weather menage measures approximately 50m x 20m. Post and rail paddocks total approximately 3.5 acres (sts) with two field shelters and there is good off road riding locally including access to bridleways.









EAST TUDDENHAM

East Tuddenham is a village situated in the heart of the Norfolk countryside. There is a village hall with a social club, full size snooker table and two outdoor tennis courts. The bustling market town of Dereham is approximately 10 miles away and the City of Norwich is approximately 11 miles away. The village is also fortunate to have many public footpaths and local walks including a 12 mile walk for ramblers. Barnham Broom and Mattishall are both close by with access to primary schools, doctors surgery and post offices.

SERVICES CONNECTED

Mains electricity with three phase, mains water. Septic tank drainage. Oil fired central heating. Telephone, broadband and Sky TV connections.

COUNCIL TAX

Band E.

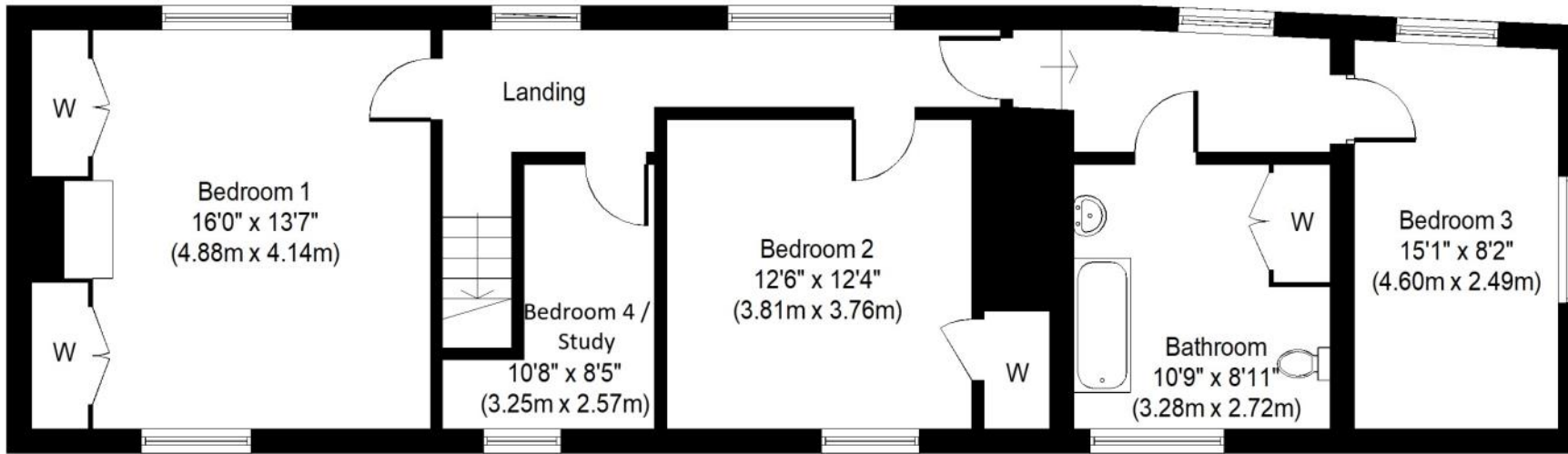
ENERGY EFFICIENCY RATING

E. Ref:- 0670-3009-5201-6739-3200

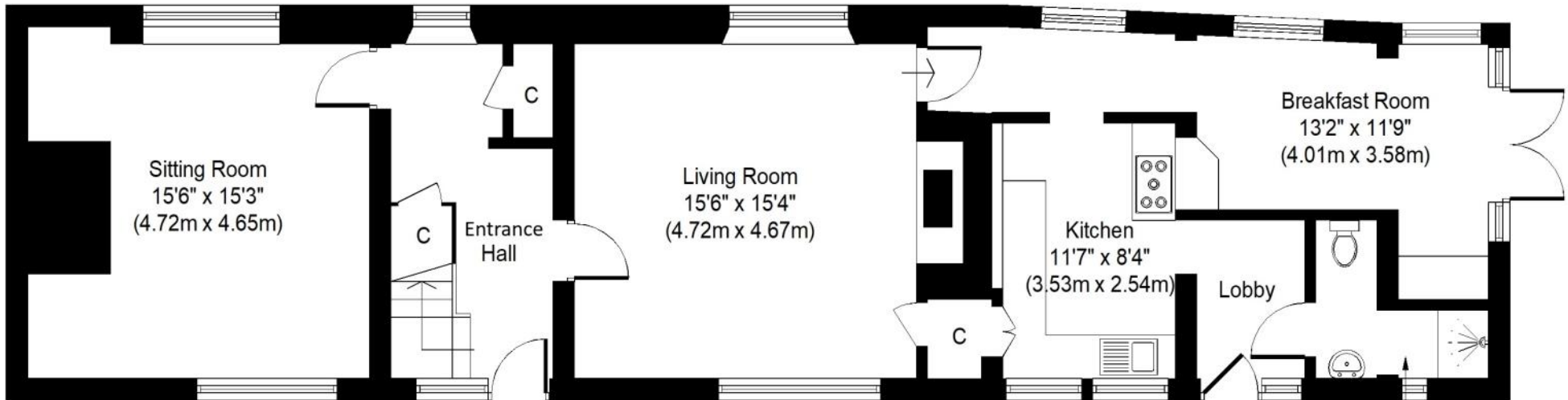
To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

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 firms employment has the authority to make or give representation or warranty in respect of the property.





First Floor
Approximate Floor Area
983 Sq. ft.
(91.3 Sq. m.)



Ground Floor
Approximate Floor Area
1060 Sq. ft.
(98.5 Sq. m.)

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 or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



SOWERBYS
Norfolk Property Specialists

dereham@sowerbys.com
01362 693591