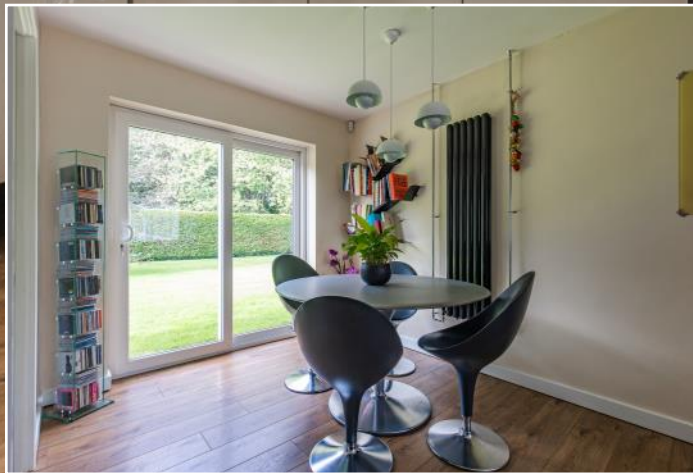




SOWERBYS

# GROVEWOOD HOUSE

Station Road, Great Fransham,  
Dereham, NR19 2JE



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Dereham, NR19 2JE

- Spacious and Versatile Detached House
- Recently Updated High Specification Kitchen and Bathroom
- 35' Red Brick Barn, Currently Used as an Office
- Four Reception Rooms, Including Conservatory
- Study
- Garage and Ample Off Road Parking
- Plot of 1.5 Acres (sts)
- Oil Fired Central Heating with Additional Solar Water Heating Panels
- Sought-After Mid-Norfolk Location
- Enclosed Garden with Bespoke Koi Pond

Dereham Office

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This spacious and versatile detached home is situated in a peaceful and secluded position, behind immaculate hedge lined boundaries, within the sought-after mid-Norfolk village of Great Fransham. Sitting proudly within an enviable plot of 1.5 acres (sts), Grovewood House is approached via newly installed automated gates onto a suitably large driveway, which features a turning circle to the front of the property and provides an excellent degree of off road parking. The village itself is conveniently located just a few miles from the market towns of Dereham and Swaffham with excellent links by road via the A47 to Norwich and ease of access to the beautiful North Norfolk Coast, each within approximately 30 minutes drive.

The current owners have enjoyed many happy years at Grovewood House and have continued to improve upon what was already a high-quality property, including a recently updated high specification kitchen and bathroom, maintaining the immaculate level of decor and overall finish found throughout. The real hidden gem contained within the grounds is a 35' red brick barn, which has been home to the family business but could easily provide further potential, subject to any necessary consents.

The spacious, flexible and well-appointed living space enjoys a wonderful light and airy feel throughout. Ground floor accommodation briefly comprises; entrance hall, dual aspect lounge with wood-burning stove and glazed double doors lead into the conservatory with views over the westerly aspect rear gardens. A snug, dining room and study provide an excellent degree of flexibility to the reception space and a convenient boot room with doors to both the front and rear of the property link into a stand-out kitchen/dining room, which features a host of integrated appliances and a must have central island. To complete the ground floor is a convenient utility room and a cloakroom with WC.

Moving to the first floor you will find a spacious landing with a large airing cupboard, four good-sized double bedrooms, the majority of which feature fitted wardrobes/furniture, a four piece family bathroom with high quality fixtures and fittings to include a freestanding slipper-bath and shower with massage jets.

Outside, to the rear of the property, the enclosed and private westerly aspect gardens are mainly laid to lawn and wrap around the property on two sides. A bespoke koi pond is a real feature within this garden with the current owners having ensured its installation to the highest of standards. A workshop with electricity, shed and greenhouse are also excellent and useful additions. The gardens are enclosed with fencing and immaculately manicured hedging, which provides a fantastic level of seclusion. A five-bar gate leads to a substantial wooded area behind the garden, which has also provided a great location for chickens and grazing from time to time. The property enjoys a smallholding licence and tree felling licence, which the owners inform us are transferrable, subject to terms and conditions. The shingled driveway leading up to the double garage provides ample parking for several vehicles.



stanley















## LOCATION

Located between the market towns of Dereham and Swaffham, Great Fransham is a Norfolk village, close to the A47 and city of Norwich. Little Fransham has a public house called The Canary and Linett and a farm shop, with further amenities approximately 6 miles away from the villages. Dereham is a busy market town mixing both the new with the old. Modern shops merge comfortably into a heritage dating back to the 10th century when Withburga, daughter of a Saxon king, established a religious community in the deer park, which gave the town its name. Free parking allows you time to stroll around seeking out the restaurants and cafes or for an afternoon shop. There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow. Slightly further a field are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town and has an international airport and a mainline rail link to Liverpool Street, London.

## SERVICES CONNECTED

Mains electricity and water. Oil fired central heating with additional solar water heating panels. Sky TV, telephone, broadband and additional satellite broadband connections.

## COUNCIL TAX

Band F.

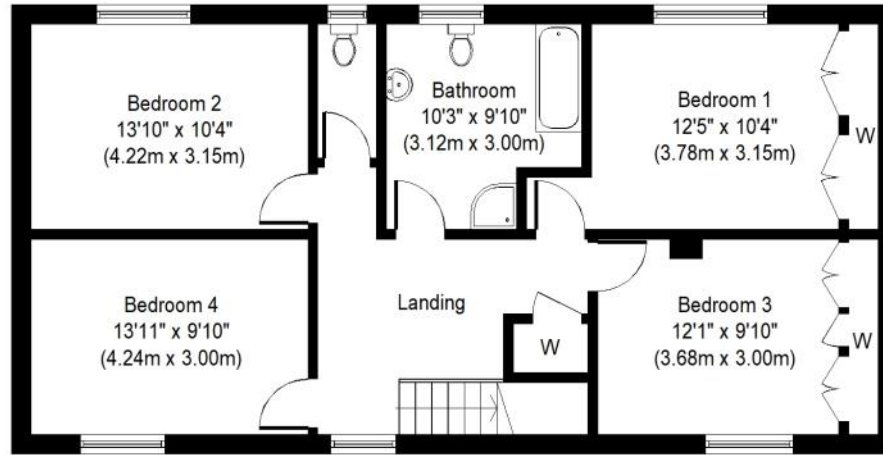
## ENERGY EFFICIENCY RATING

D. Ref:- 9074-3910-2200-6129-3204

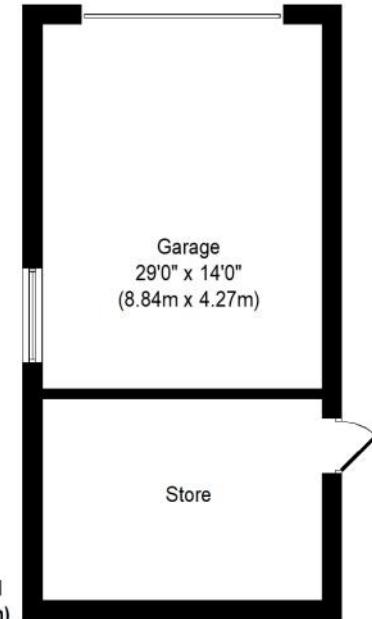
To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.



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.

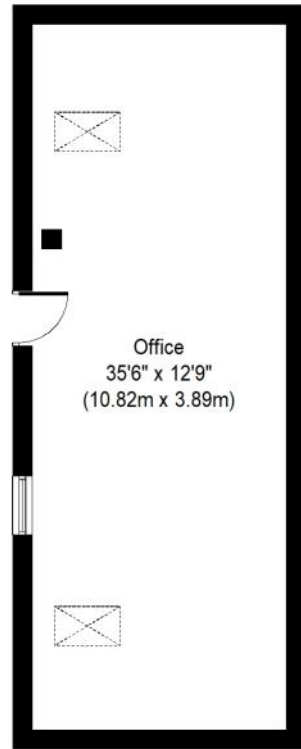


**First Floor**  
Approximate Floor Area  
882 Sq. ft.  
(81.9 Sq. m.)

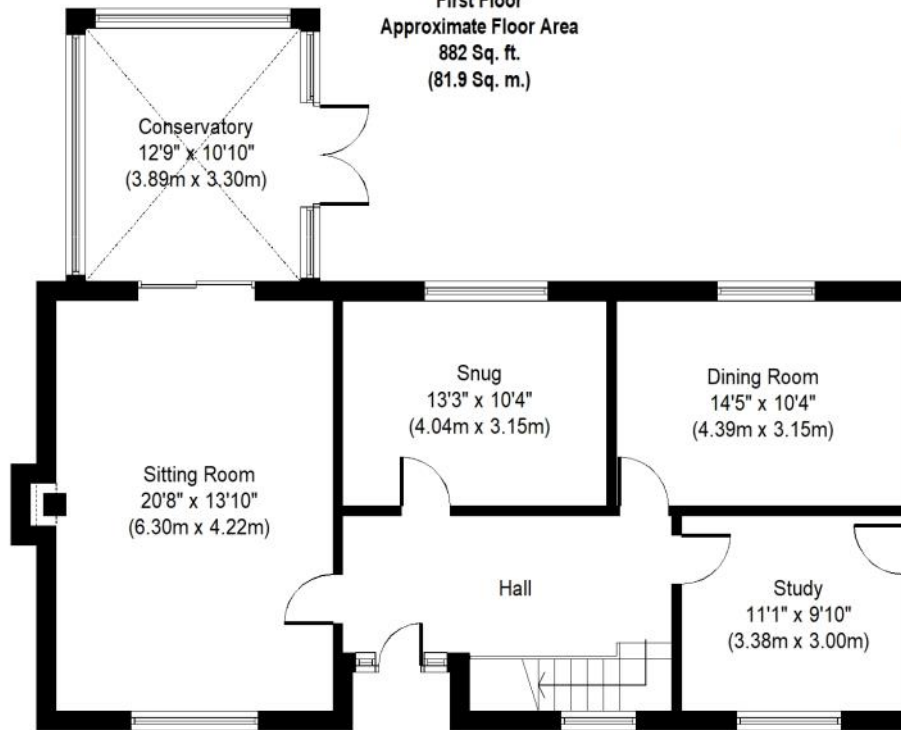


(Not Shown in Actual  
Location / Orientation)

**Garage**  
Approximate Floor Area  
410 Sq. ft.  
(38.1 Sq. m.)



**Outbuilding**  
Approximate Floor Area  
455 Sq. ft.  
(42.3 Sq. m.)



**Ground Floor**  
Approximate Floor Area  
1507 Sq. ft.  
(140.0 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.



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