



SOWERBYS

AUDEN HOUSE

85b Cromer Road, Holt.
Norfolk, NR25 6DY



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- Five Bedroom Family Home
- Highly Versatile Accommodation
- Over 3,000 Sq. Ft.
- Immaculate Interiors
- Off Road Parking and Double Garage
- Highly Sought After Location
- Short Walk to Town Centre and Gresham's School
- Ground Floor Bedroom Option
- Stunning Open Plan Central Reception
- Opulent Principal Suite with Walk-In Wardrobe and Lavish En-Suite

Holt Office

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Nestled within a discreet and peaceful location, this exceptional property offers far more than meets the eye. Five bedrooms, sprawling reception rooms and immaculate styling throughout – this impressive home presents the much sought after balance between elegance and genuine functionality.

Extending to over 3,000 sq. ft., this home offers remarkable space so close to the town centre, with accommodation briefly comprising; a welcoming entrance hall leading to the striking central open plan kitchen/dining room bathed with light from an elegant central roof lantern. The stunning bespoke kitchen features an Aga with an exposed brick and flint surround. An expansive central island features a breakfast bar providing the perfect threshold leading to the dining area with ample space for a 6-8 seater dining table. The kitchen is complemented by a well equipped utility room and a walk-in wine cooler. The sophisticated sitting room boasts high ceilings and chunky coving with a large feature fireplace whilst the adjoining snug provides balance and excellent versatility to the home. The ground floor is completed by the ever-functional ground floor bedroom with en-suite and separate access via the snug gives this wing of the house the potential to form a separate annexe.

The first floor is home to no less than four excellent double bedrooms. The principal bedroom boasts vaulted ceilings, two walk-in wardrobes and an opulent en-suite with walk-in shower, central circular bath and vanity unit with double sinks. Bedroom two enjoys built in storage and a shower room en-suite. A Jack and Jill bathroom provides an en-suite to bedroom three and also serves the fourth double bedroom.

Outside, a paved driveway offers parking for numerous cars and is complemented by a double garage with internal access to the boot room. To the rear of the home, a wonderfully low maintenance wrap around garden is paved with natural stone and provides space for multiple seating areas and dining terraces interspersed with well stocked raised flower beds.















LOCATION

Auden House enjoys a convenient yet discreet location, within walking distance to Gresham's School and the centre of Holt. Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The town existed before the Norman invasion but was destroyed by fire in 1708. It had to be rebuilt and we're very lucky that the timing meant that the Georgian style was used. The main street is lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555. The North Norfolk coast at Blakeney is six miles away due north. There is good sailing, golf, bird-watching and many good beaches nearby. The North Norfolk Steam Railway has its terminus on the outskirts of the town and connects Holt with the seaside resort of Sheringham six miles away. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

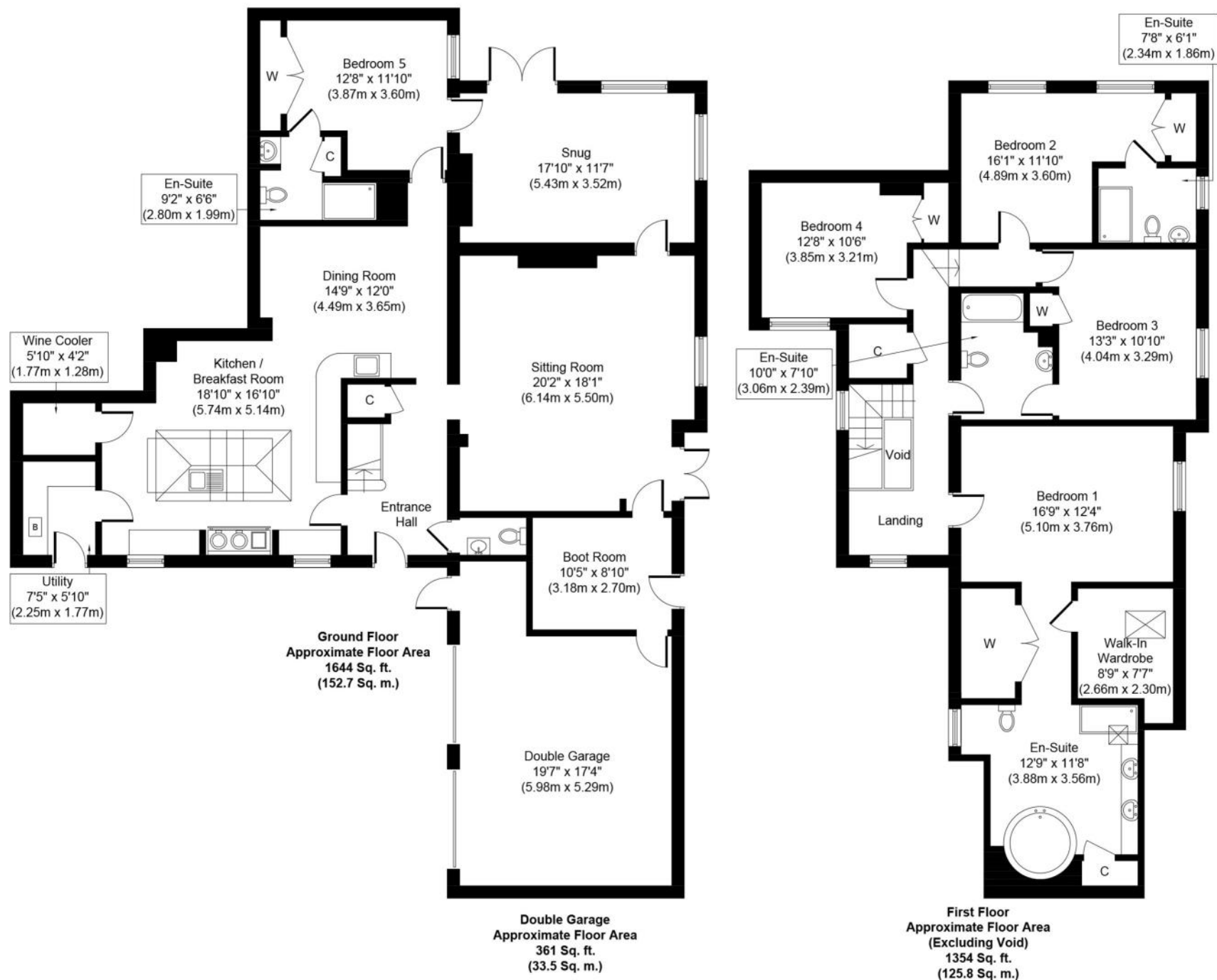
ENERGY EFFICIENCY RATING

E. Ref:- 0124-2879-7410-9994-8845

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