



## BEECH HOUSE

Octagon Park, Little Plumstead, Norwich, Norfolk, NR13 5FU

Offers in Region of £1,800,000

**BROWN & CO**



# BEECH HOUSE

Octagon Park, Little Plumstead, Norwich, Norfolk, NR13 5FU

**Design Statement:** 'To create an Exceptional, thoroughly modern luxurious house for the 21st century, pushing the boundaries of building design to the highest level.'

**'Passive House Plus'** - A house built to the very highest standards of sustainable, insulated, energy saving construction, producing more electricity than it can ever use; reducing its carbon footprint and energy bills to near zero.

## DESCRIPTION

Beech House within The Octagon Park comprises a striking and most impressive modern, energy generating net carbon zero Passivhaus Plus home. Located in the secure, gated, setting of the Octagon Park, with over 20 acres of parkland and natural beauty for your enjoyment. The property is presented as a first of its modern contemporary design in Norfolk. Built to a high specification, the house offers an elevated level of comfortable living, in a controlled environment. With 47% of the external build triple glazed glass doors and windows, sunlight flows through the open plan layout, allowing the house to become one with the garden and the adjoining parkland.

The main house has accommodation over two floors. Access from under the impressive entrance Portico and into the full height dining hall, with the mezzanine balcony over and Italian porcelain tiles throughout. To your left is the cinema or family sitting room, followed by the cloakroom and then by the e-suite bedroom 5, with a large walk in wardrobe. To your right is the open plan kitchen and family space with a recessed location for a wide screen television over a designer ethanol fuelled contemporary double sided ribbon fireplace. The high quality Eggersman Milano Terra kitchen has a large central island with hard wearing Dekton worktops. Miele appliances throughout with the programable Miele 'triple oven system'. A large freezer and fridge, double dishwashers, a 'Freezie Boy' undercounter fridge for food waste and fridge, double dishwashers, a 'Freezie Boy' undercounter fridge for food waste and fridge and a double zoned wine chiller beside. Large drawers provide storage space within the central island. There is a separate bar area for serving drinks. This has its own fridge and a double zoned wine chiller beside. Large triple glazed sliding doors take you outside to the al fresco dining area under the south side Pergola and to the large patio area to the east. Continue through the kitchen into the large utility room, with a separate laundry area and a second WC cloakroom. Adjacent to the back door, is the first of the two Mechanical Ventilation Heat Recovery (MVHR) Comfo Cool Systems. These operate intelligently throughout the house, filtering the air and controlling the temperature. Regardless of the outside weather, each light and airy room is perfectly balanced to give a constant temperature at no cost. The filtered air is of benefit to those who suffer reactions or asthma caused by summer allergens.

First Floor: Taking the bespoke wide staircase, past the artisan polished plaster wall and arrive on the mezzanine landing. From this elevated position, look down onto the dining hall and look out to the beautiful views over the parkland. To your left is the Principal bedroom suite, with a wide balcony overlooking the garden to the south. Bedroom 2 is to your right and also with its own balcony. Double bedrooms 3 and 4 complete the upper floor. All bedrooms are en-suite, with high volume Axor showers or Lusso stone baths and Italian sanitary ware.





This luxurious property is at the forefront of intelligent design. Artificial Intelligence is throughout and the house is wired with Cat 6 cabling for 5G and 1Gb of fibre optic internet connection. Lutron Smart Home Systems supply the intelligent programming, all of which the owner can operate remotely; voice activated or manually. The range of possibilities and options with this AI system seem limitless and exciting. From sound systems throughout the house; pre-programming settings of blinds, curtains and lighting to security and remote controlling.

### THE ANNEXE

Connected to the main house by a covered walkway on Romanesque columns, is the sizeable Annexe building. Entering into the lobby. To your left is the door to the under floor heated garage, which has space to comfortably park two large cars. A single 6.0m automatic door leading from the cobbled quadrangle, gives clear access with high and low level lighting throughout. On the back wall are the mounted Tesla batteries that provide 27kw of electricity storage for the house and 2 EV charging outlets each providing 22kw of power to enable rapid charging.

There is a Plant Room under the staircase, which houses the water reserves that feed the main hot water pressure cylinders in the house. These ensure an additional constant supply of water whenever there is high demand.

**First Floor:** The Studio has been prepared for use as you may wish. With 1Gb of internet connection this welcoming space would make an ideal private office. The room is fully pre-wired to accept a kitchenette, shower room and WC if required.

**Outside space:** Much of the charm of Octagon Park remains in the setting and making this as attractive and usable as possible. Access from the house through the large sliding doors in the kitchen, make it easy for breakfast on the patio; lunch under the pergola and back to

the patio for the evening's entertainment, with its mood lighting and connections for electric BBQ's.

Behind the garden wall is a sheltered sunny area protected by the boundary hedge, with two raised beds for flowers or vegetables and space for further raised beds or a greenhouse, if so desired.

### THE PARK LAND

Approximately 20 private acres of grass, woodland and a wild flower conservation area. All this is available for the quiet enjoyment of residents. A place to play; ride a bike; kick a football or walk the dog. This is all maintained by the site management Company as part of the Service Charge.

### LOCATION

Little Plumstead Village is located in the oldest part of the original village, with C10 Norman village church opposite. There is a cafeteria and village shop in the Walled Garden next to the Church of England primary school. The village pub is 1 mile away and the Gt Plumstead playing field has regular youth football team coaching; a tennis court; Bowls Club and an active Scout Group. Octagon Park is located 5 miles east of the historic city of Norwich on the edge of the acclaimed Norfolk Broads National Park and within easy reach of the wide and dramatic beaches of the Norfolk and Suffolk coastlines. Retaining all the quality of life and the enjoyment on being in the countryside, while easily accessible to all the activities and services of Norwich 'A Fine City'.

Norwich and the surrounding counties of Norfolk, Suffolk and Cambridgeshire are served by a comprehensive and wide choice of education provision, with many schools rated 'outstanding' and 'excellent'. The University of East Anglia has a gold rating in the Teaching Excellence Framework. Easy access to the A47 and the dualled A11 provides a fast

connection to the east of England motorway (A14) network. 15 minutes to Norwich railway station for a fast (1 hour 40 minute) link to London Liverpool Street Station and the city of London. 20 Minutes to Norwich International airport for internal flights and international flights via Amsterdam Schiphol airport. For those who wish it, there is on site access for helicopter landing and parking.

### DIRECTIONS

Approaching from the west off the A47, turn left signposted Plumstead and Witton Green onto Church Road. Follow the road and turn right after approximately half a mile past Great Plumstead Church onto Water Lane. Turn left through the gated entrance into Octagon Park. For Sat Nav the postcode is: NR13 5FH.

### AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.
- (3) Owners must consult the Local Planning Authority (Broadland District Council) if they intend to use the Annexe upper floor for anything other than activities ancillary to the occupation of the main house'

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871











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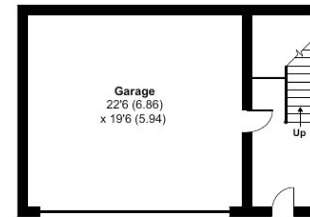
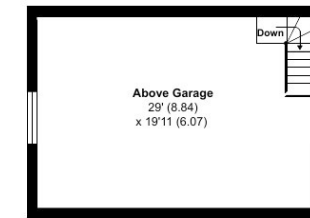
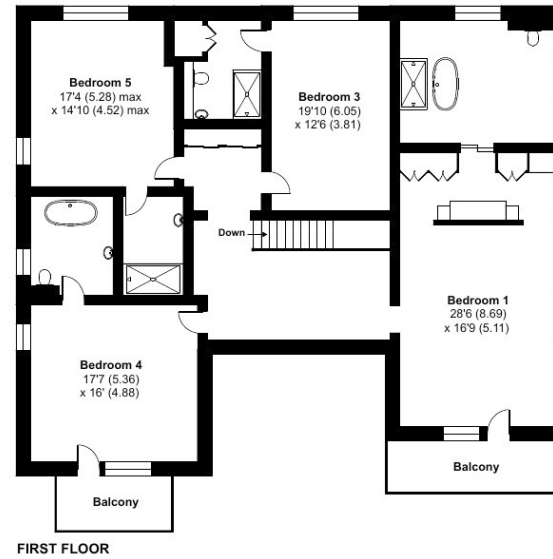
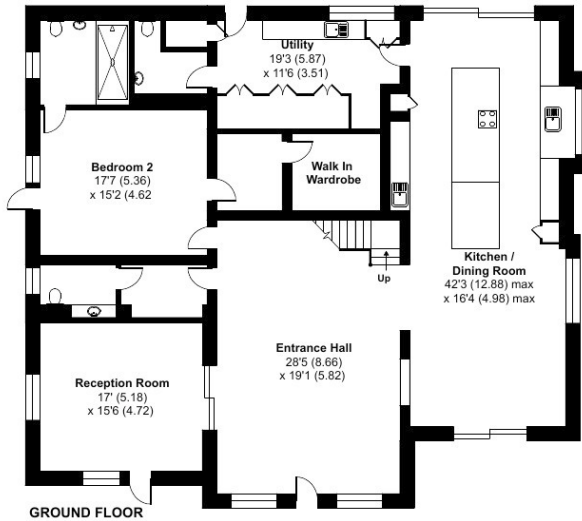




# Hospital Lane, Little Plumstead, Norwich, NR13

Approximate Area = 5927 sq ft / 550.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2022. Produced for Brown & Co. REF: 817705

Score	Energy rating	Current	Potential
92+	A	98   A	105   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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