



THE STORY OF

Spring Lodge

Great Dunham, Norfolk

SOWERBYS



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Great Dunham, Norfolk
PE32 2LR



Highly Specified, Bespoke Family Home

Sought-After Edge of Village Location

Grounds Extending to 2.5 Acres (STMS)

Hard Standing Stable Block

An Assortment of Further Outbuildings

Four Spacious Bedrooms, Two En-Suites

Hand-Crafted Solid Oak Kitchen

Impressive Open-Planned Living Space

Gated Driveway Providing Ample Parking

Stunning Countryside Views



SOWERBYS DEREHAM OFFICE

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“Spring Lodge provides us with such an open space but with complete privacy.”

Wake up to panoramic and far-reaching countryside views in this bespoke and highly specified family home which is a real delight.

In a stunning position on the edge of the well-regarded and sought-after village of Great Dunham, this executive property is sure to attract strong interest.

Idyllically situated within the Norfolk countryside, Sowerbys is delighted to

present this generously proportioned four bedroom family home with delightful grounds which extend to approximately 2.5 acres (stms).

The spacious accommodation exudes quality throughout with a bespoke design having been built to a high specification, originally for the owner of a locally renowned carpentry and joinery company.







The home briefly comprises an extensive L-shaped sitting room with feature fireplace, a fully fitted solid oak kitchen and utility room which is open-plan. These rooms follow through to an impressive conservatory with superb views of the grounds, cloak room and a suitable reception hall which also gives access to the first-floor landing via a hand-made solid oak staircase.

From the landing area there are doors to all four bedrooms, two of which having their own en-suite facilities, as well as the well-appointed family bathroom - all of which feature the highest quality fitted furniture and sanitary ware.

“We adore time spent in the conservatory.”







SOWERBYS — a new home is just the beginning





Outside, the property is accessed through a pair of timber gates to a gravel driveway which leads passed the property up to the stable yard which comprises of six timber built stables, a tack room and garden store.



The current owners have erected an impressive timber-framed home office/summer house with all of the facilities for those wishing to work from home or simply enjoy the outside space on those typical British summer days. Equally the so called ‘summer lodge’ is well appointed for entertaining, barbecues and alfresco dining.



“We have a peaceful, tranquil and spacious home which provides so much light into our lives.”

The grounds are currently laid to lawn providing scope for equestrian pursuits. The remaining gardens incorporate a natural pond, and extensive timber decking which wraps around the property on two sides.







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.

ALL THE REASONS



Great Dunham

IN NORFOLK
IS THE PLACE TO CALL HOME



Great Dunham is a small community village with access to the A47 and is 7 miles from Swaffham, with King's Lynn and its rail links 15 miles away.

The village, which has an ancient church and a primary school, is surrounded by rolling countryside making it a great location for

those wishing to enjoy walking or cycling. Litcham Heath and Castle Acre are both nearby and the north Norfolk coast is within easy driving distance. Great Dunham is within the Litcham High School catchment area.

Swaffham is a thriving and historic market town situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich. There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.



Note from the Vendor



“Moving here certainly gave us fantastic access to the outdoors. We love walking to Lexham Hall and watching the swans on the river. The Saxon Round Tower is a short stroll away, we are surrounded by countryside to enjoy and value the tranquility.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Septic tank for drainage.
Oil fired central heating and underfloor heating to the conservatory.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 4600-7809-0022-8179-3523

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.

TENURE

Freehold.

SOWERBYS



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