



THE STORY OF

Chedgrave Manor

Chedgrave, Norfolk

SOWERBYS



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Chedgrave Manor

Norwich Road, Chedgrave, Norfolk
NR14 6BG



Superb Secluded Location

Quintessential Grade II listed Country House

Elegant Accommodation

Five Reception Rooms

Six Bedrooms

Coach House, Stable and Straw Barn

Swimming Pool and Grass Tennis Court

Formal Garden and Woodland

Garaging and Traditional Greenhouse



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“Welcome to an elegant, calming and classic property and, more importantly, family home.”

As you pass through the discreet entrance and onto the tree-lined drive there is a sense of excitement for what lies at the end.

Chedgrave Manor, this stunning quintessential country house has the most elegant facade and is beautifully secluded.

Originally part of the Langley Hall Estate, this property has been a wonderful and most enjoyable family home for the past 30 years.

A glorious stained glass entrance door with fanlight leads you in to the reception hall, especially welcoming in winter months in the form of an open fire.

Marvel at the beautiful sweeping Georgian staircase hall beyond, with its gorgeous flat stone floor, as colourful natural light floods in aerially from the majestic stained glass roof lantern.





Chedgrave Manor is a perfect home to entertain in with a splendid dining room and a beautiful drawing room with lovely views of the grounds.

There's so much space spread further with three more reception rooms. The sociable kitchen/breakfast room is flooded with natural light and french doors take you to the terrace for summer entertaining.

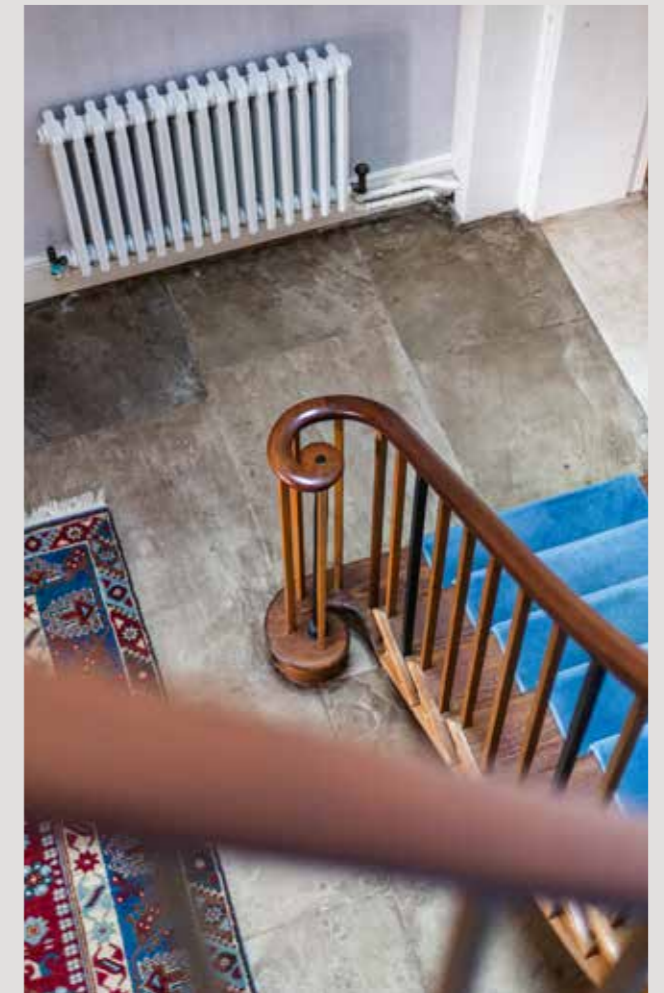
“Some wonderful views here, whether you're inside or outside the home.”

For those who enjoy cooking, there is a separate food preparation kitchen, separate pantry and excellent laundry room.





“The house is large enough for everyone to pursue their own interests, but it also has lovely communal spaces to come together in.”



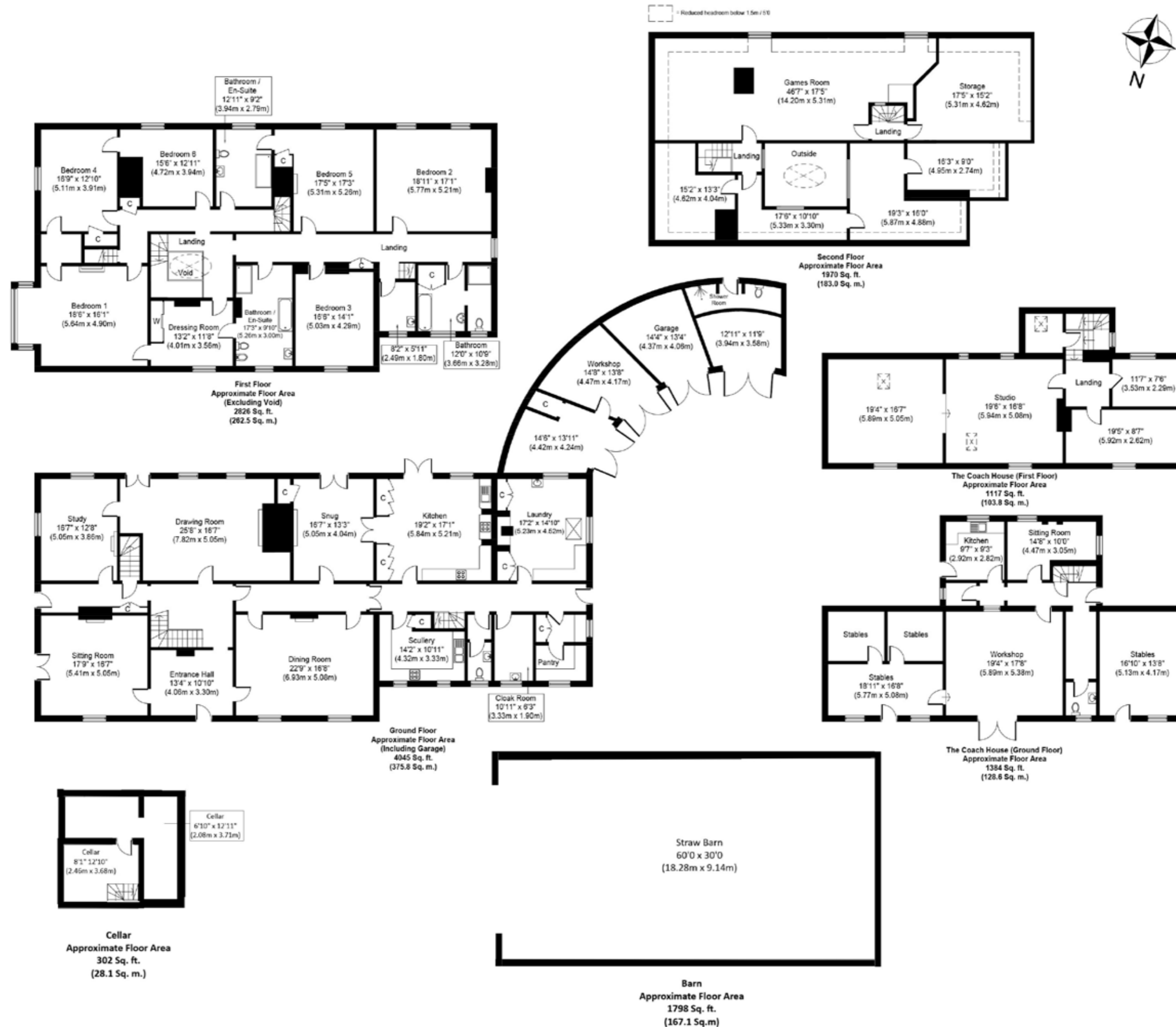


Whether you love having guests stay or you have a large family, the first floor really does deliver for whatever your needs are.

It has six bedrooms and three bathrooms. Two of the bathrooms are accessible from the landing but also are en-suites to a dressing room and a bedroom respectively.

The top floor of this grand home is a perfect place to escape for some private time. Currently this floor houses a games room and lots of storage space, but what this floor is utilised as could inspire someone's creativity.





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. Copyright V360 Ltd 2022 | www.houseviz.com

The grounds extend to approximately five acres (stms). There is excellent garaging, a boiler house, a fine terrace, a swimming pool to enjoy the summer months, sweeping lawns, a grass tennis court and a traditional greenhouse for the green fingered who love to grow their own. Even more impressively, Chedgrave Manor has a woodland where you can enjoy meandering walks, take in the wildlife or the ideal spot for children making dens.

Whether it's work from home or an annexe you require, The Coach House offers a great deal. From stables, a workshop/sitting room and a kitchen on the ground floor to a wonderful vaulted studio room with two further rooms on the first floor. The Coach House is a fine building with a separate private garden to the rear.





ALL THE REASONS



Chedgrave

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village, Chedgrave is located beside the River Chet.

The village has a friendly local pub, The White Horse, along with a playing field, allotments and a church.

The River Chet at Chedgrave is within the Broads National Park and gives access to the Broads network, despite being the smallest of its six adjoining rivers.

Chedgrave is immediately adjacent to Loddon, a charming small Georgian town in South Norfolk, which has numerous facilities and many listed buildings.

Within walking distance of Chedgrave Manor is Langley School, an independent co-educational, day and boarding school which caters for the full age range from Nursery to Sixth Form.

In the vicinity of Chedgrave and Loddon are shops, schools, a post office, a medical

practice, pubs and more. Chedgrave is ideally placed for the Norfolk Broads with a local marina in Loddon and boat hire companies too.

The ancient city of Norwich is only a 10 mile drive from the village. It has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 10 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty.



Note from the Vendor



“We’ve maintained inside and outside for the 29 years we’ve been here. We’ve planted an orchard, hedges and many trees in addition to our woodland.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and gas. Drainage via septic tank. Gas central heating.

COUNCIL TAX

Chedgrave Manor - Band H.
Manor Cottage - Band C.

ENERGY EFFICIENCY RATING

Both Chedgrave Manor and Manor Cottage are Grade II listed so an Energy Performance Certificate is not required.

TENURE

Freehold.

AGENT'S NOTE

There will be a restrictive covenant for the use of Chedgrave Manor. This mainly relates to public events, wedding venue and noise pollution. Exact restrictive covenant terms TBC.

SOWERBYS



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