



Stable Cottage  
44 School Road | Drayton | Norfolk | NR8 6EF



# WOODED SURPRISE



“Hidden from the road in a lovely wooded setting, this secluded character property can be found. A private position within the heart of a village, a real sense of tranquility here abounds. Step inside and you’ll see there’s so much potential, both spacious and versatile to meet many needs. Close to the city and to countryside too, there’s much to attract we think you’ll agree.”









- A Detached Property in a Wooded Peaceful Location within the village of Drayton
- Four Bedrooms; Main Bathroom and Downstairs WC
- Kitchen/Breakfast Room
- Sitting Room
- External Office; Courtyard Area and Sheltered Leafy Lawned Garden
- Timber Garage/Outbuilding; Plenty of Parking
- The Accommodation extends to 1,772sq.ft
- Energy Rating: E

The Drayton area is always popular, thanks to its village feel and sense of community, abundance of shops, schools and leisure facilities and easy access into Norwich, the Broads, the countryside and the coast. This property sits in a lovely position surrounded by mature trees and down a long driveway, so it's a real haven and incredibly peaceful. There's plenty of parking, a sheltered leafy lawned garden and outbuildings too.

#### A Hidden Gem

With the soft brick and weatherboarded exterior and the verdant setting, this has the feel of a rural barn and is much more spacious than it first appears. Step inside and you'll be greeted by a bright and welcoming entrance hall with lovely pamment tiles underfoot. Stairs rise to the first floor, but more on that later. To one side you have a light-filled and spacious sitting room with double doors opening out onto the garden. There's a feature brick fireplace and brick alcove and you'll notice the beams overhead. This room is also plenty large enough for a dining table as well as seating, if you so desire. The kitchen breakfast room sits at the rear of the property, again with room for a table, and again with double doors onto the garden. Facing east, it's a lovely morning 'pick me up'. Three generous bedrooms and a family bathroom complete the ground floor accommodation. You could use one as a study, music room or snug.

#### Spacious And Family Friendly

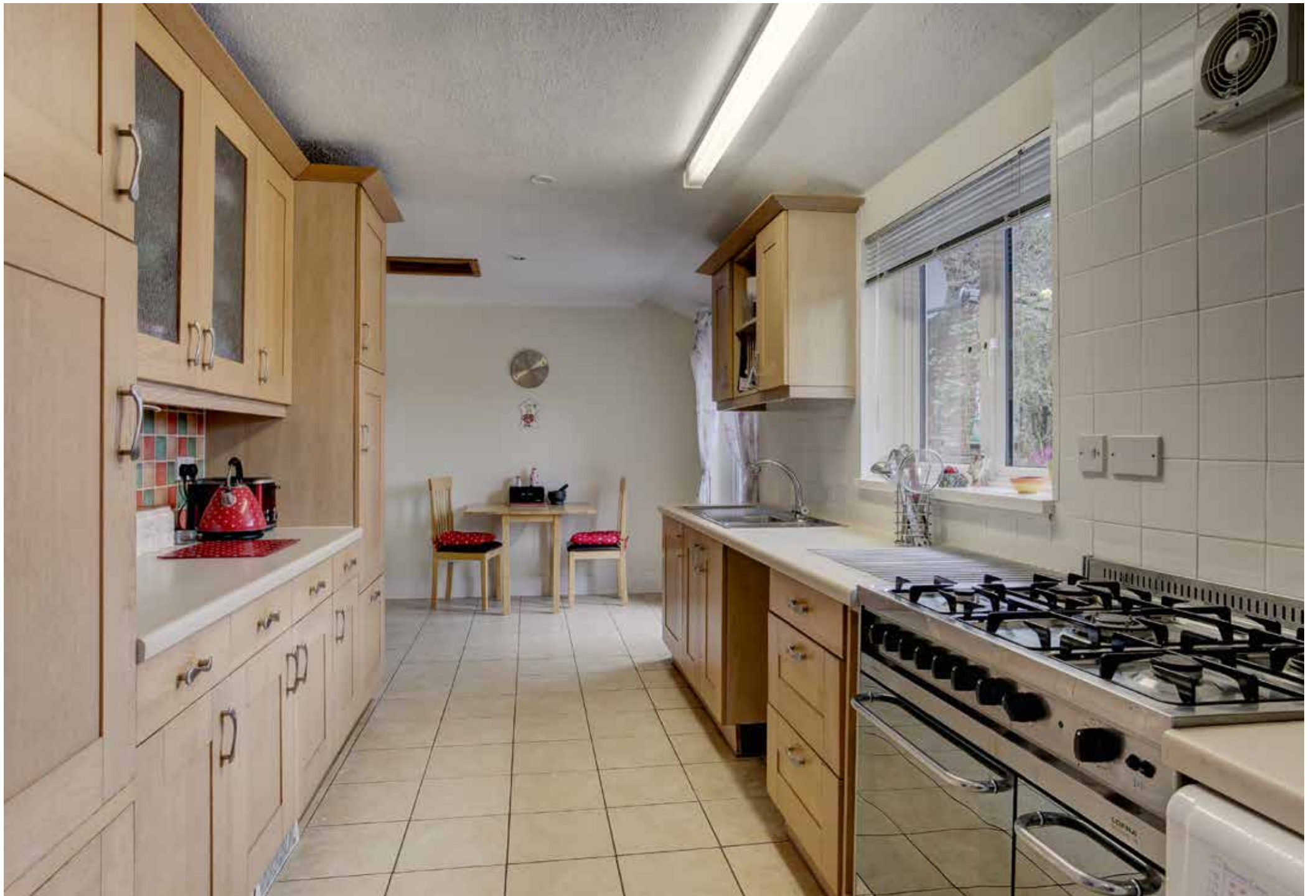
While the wonderful green outlook is a joy from every aspect, the views are even better from the first floor. Here you look out towards the treetops. The first-floor bedroom is a really good size and the vaulted ceiling and beams add character and a sense of space. Looking out from here, you'll want to explore the garden. Lawned areas can be found to the side of the driveway and outside the sitting room doors, offering plenty of space where children can play or adults can soak up the sun or sit in the dappled leafy shade. There's a sheltered terrace outside the kitchen too, which is a lovely place for your morning coffee or tea. The garden has been kept low maintenance, and there's scope here for someone with green fingers to get stuck in and create something beautiful.

#### A Superb Location

We've already touched on the appeal of the area. There's a junior school, doctor's surgery, dentist and leisure centre all within a stone's throw of the property. A supermarket, infant and high schools and two pubs are within a short walk, with golf courses and country walks only a few minutes' drive. The Marriott's Way is close too. Thanks to the Broadland Northway, you can get out and about around Norwich with ease and you're also well placed to head up to the coast or over to the Broads.



















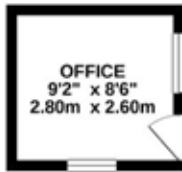




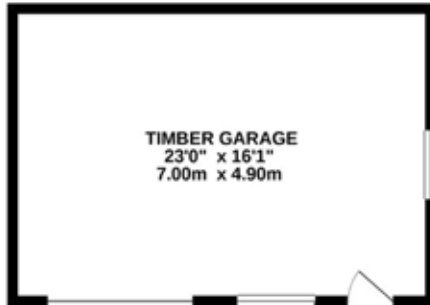




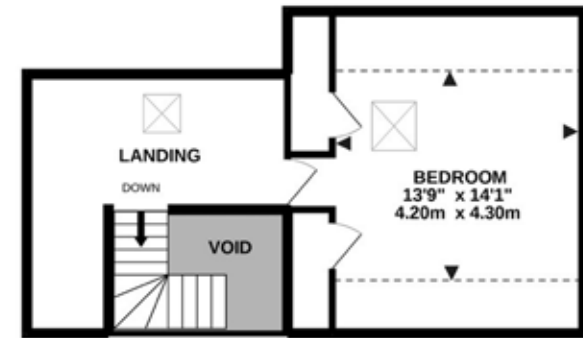




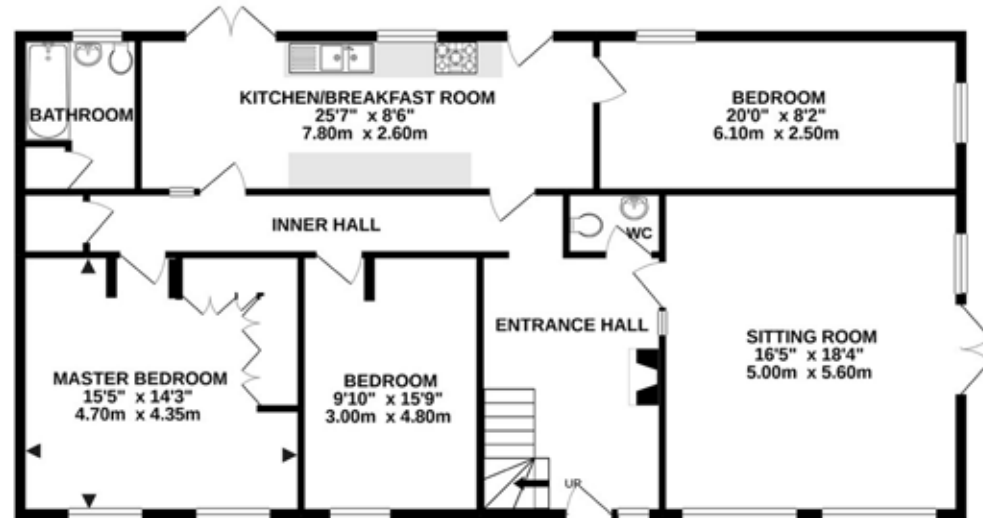
EXTERNAL OFFICE  
78 sq.ft. (7.3 sq.m.) approx.



GARAGE  
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.4 sq.m.) approx.



GROUND FLOOR  
1347 sq.ft. (125.2 sq.m.) approx.

FLOOR AREA : HOUSE - 1772 sq. ft. (164.4 sq. m.) approx.  
TOTAL FLOOR AREA : 2219 sq.ft. (206.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On Your Doorstep...

The popular villages of Drayton and Taverham are situated approximately five and six miles respectively from the centre of Norwich on the north bank of the River Wensum. The villages boast a fine parish church, built mainly of flint, and until 1899 Taverham Mill was used for printing bank notes, bibles, the Oxford Dictionary and several daily newspapers including 'The Times'. Marriots Way cycle track leads to the city and is a popular route for commuters and those who cycle just for pleasure. There is also a village hall with good sports facilities, a library, doctors' surgery, veterinary practice, public house and a good selection of shops. Taverham Preparatory and Taverham Middle School are within easy reach and there is Taverham Nursery and Garden Centre for the keen gardener.

### How Far Is It To...

Drayton is located 5 miles north-west of Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both, the public and private sectors as well as the University of East Anglia. Drayton is located approximately 14 miles east of Dereham. The market town hosts a Tuesday and Friday market. A large leisure centre has recently opened and there is a swimming pool, golf course, squash club, three-screen cinema, a large library, Morrisons and a good range of shops and restaurants.

### Directions

Travel out of Norwich on the A1067/Drayton Road, once you reach the Boundary traffic lights proceed straight onto Drayton High Road. Keep on this road until you reach the village of Drayton. At the traffic lights turn right near the Red Lion public house before shortly after turning left at the mini roundabout onto School Lane, where the property will be found shortly after on your right hand side, down a small lane to the side of the Stower Grange Hotel.

### Services and District Council

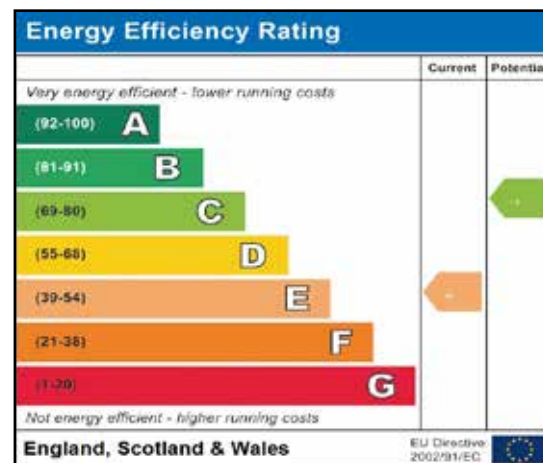
Gas Central Heating, Mains Water, Mains Drainage  
Broadland District Council

### Tenure

Freehold



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# FINE & COUNTRY

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