



THORNBERRY GROVE
SPOONER ROW | NORFOLK

HESTIA



IDYLIC VILLAGE LIVING



Proudly located in the village of Spooner Row, Thornberry Grove is a collection of four and five bedroom detached, spacious homes set within unspoilt Norfolk countryside.

Purposely designed in sympathy with their rural surroundings, Thornberry Grove homes have been expertly designed blending traditional exteriors with contemporary interiors. Carefully considered internal layouts and ample external grounds serve modern family lifestyles.

These beautifully crafted homes present exemplary village living.

WYMONDHAM

Market Town



The charming, historic market town of Wymondham is just 3 miles away from Thornberry Grove. Widely known for its magnificent 12th Century Abbey, excellent schools and East Anglia's longest heritage railway, the town also offers a wide variety of shopping and leisure amenities.

Wymondham's Market Square hosts the thriving weekly Friday market and is surrounded by attractive 17th Century buildings and narrow medieval streets. The town centre offers an array of high street retail, boutique shops and quality restaurants.

Access to London and Norwich via the town's mainline railway service offers convenient travel for both commuting and leisure.



ADVENTURES

ABOUND



Memorable day trips to the beautiful Norfolk heritage coastline are within easy reach, spoiling visitors with a variety of excellent beaches surrounded by the designated Area of Outstanding Natural Beauty.

Blakeney, Burnham Market and Holt are just a few of the famous historic townscapes waiting to be explored to enjoy their fine eateries, boutique shops and local produce.

Norfolk is also privileged to possess stunning stately halls such as Blickling, Houghton, Holkham, Fellbrigg, and of course, Sandringham, the much-loved country retreat of British Monarchs since 1862.



NORWICH

A Fine City



The medieval city of Norwich, teeming with culture, historic architecture, excellent shopping and fine restaurants, is just 13 miles away.

With its 12th Century Anglican Cathedral, Norman Castle, four theatres, numerous annual festivals and England's largest outdoor market, this UNESCO City of Literature radiates an immersive cultural spirit.

Complemented by the University of East Anglia and adjoining Sainsbury Centre for Visual Arts, Norwich is a modern, bustling city set amongst a beautiful assortment of medieval buildings and cobbled streets.



RURAL SETTING



It is rumoured that the village of Spooner Row attained its name in the 15th Century from the local woods being coppiced and used to make spoons, taps and spindles which were sold locally in the market at Wymondham.

Offering tranquil village living, Spooner Row boasts a primary school, village hall, a Victorian church as well as a thriving village pub, The Boars. It also has a train station providing twice daily routes to Norwich and Cambridge.

Just over a mile away is the world class state school, Wymondham College, voted 'Secondary School of the Year' in November 2021 in the Pearson National Teaching Awards.



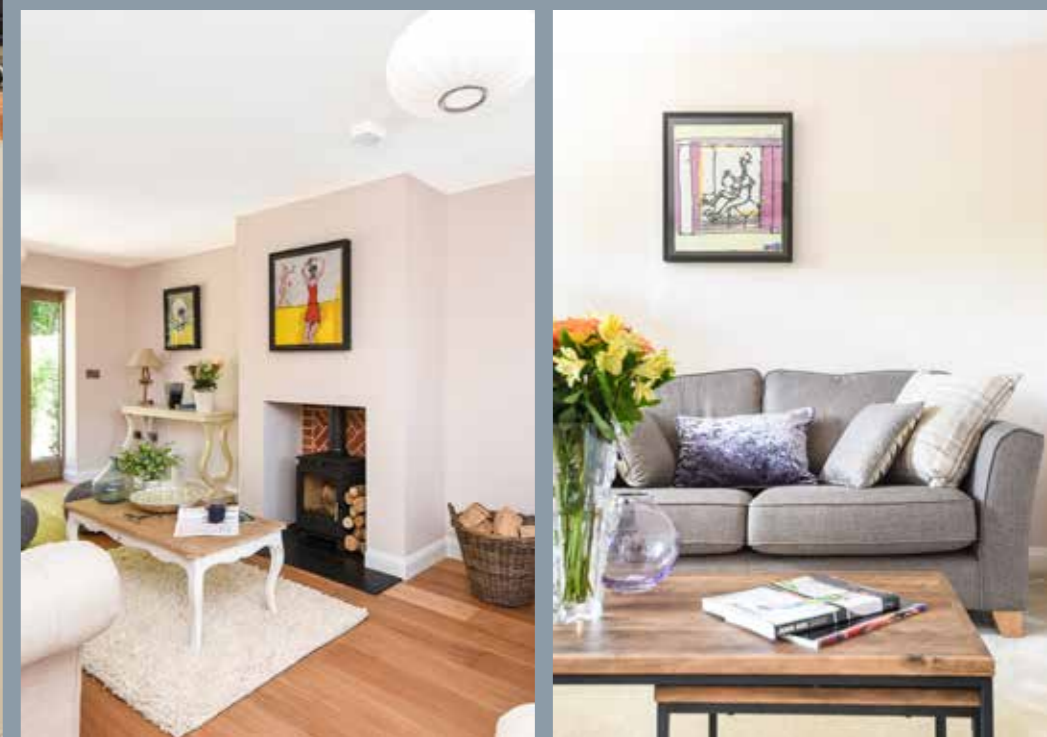
CONTEMPORARY LIVING



Our contemporary interiors are accentuated by open-plan, flexible living via large, kitchen/dining rooms perfect for entertaining or family use. Well-proportioned private spaces include a sitting room and study in all Thornberry Grove homes.

Blending open plan interiors with traditional architecture our homes offer privacy, storage, and natural light, which are all vital components in our design ethos.

Our interiors are finished with high quality materials underlining the promise of quality.





PLOT 1

Uniquely designed for Thornberry Grove with a Victorian-style frontage to the South and Bay windows to the Sitting Room and Snug, this stunning family home offers generous living accommodation. The house is set on a corner plot within large mature grounds and far-reaching rural views.



227 sq. m. | 2,448 sq. ft.



5 Bedrooms



3 Bathrooms



Double Garage



DOWNSTAIRS

Sitting Room	5.6m	x	4.4m
Snug	4.5m	x	3.0m
Kitchen/Dining Area	7.2m	x	4.3m
Study	3.8m	x	3.4m
Utility	4.3m	x	2.1m
Garage	6.0m	x	5.5m



UPSTAIRS

Principal Bedroom	4.9m	x	3.6m
Bedroom 2	4.4m	x	3.5m
Bedroom 3	4.3m	x	3.4m
Bedroom 4	4.2m	x	3.4m
Bedroom 5	4.0m	x	2.6m



PLOT 2

A classic design elegantly balanced by its centered gable and traditional porch, Plot 2 stands out with its contrastive buff brick elevations and slate grey tiles. Internally, sizeable open plan living combines with premium family accommodation, whilst a generous garden boasts uninterrupted westerly countryside views.



223 sq. m. | 2,404 sq. ft.



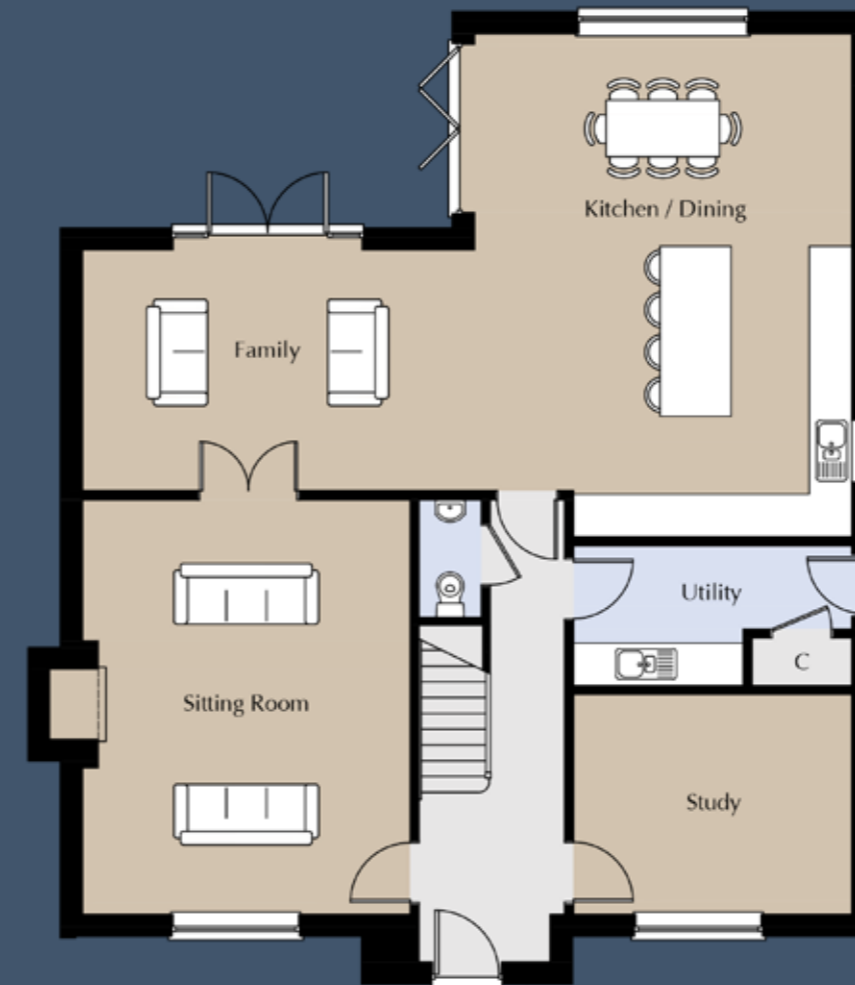
5 Bedrooms



3 Bathrooms

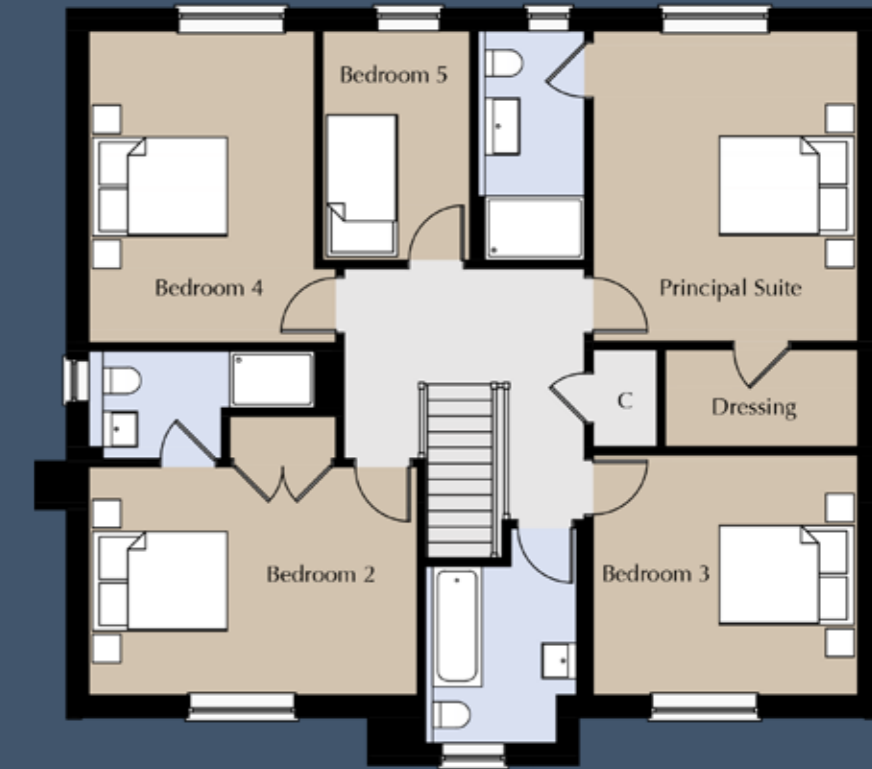


Double Garage



DOWNSTAIRS

Sitting Room	5.9m	x	4.6m
Kitchen/Dining Area	7.1m	x	5.3m
Family	5.5m	x	3.4m
Study	3.9m	x	3.1m
Utility	3.9m	x	2.0m
Garage	6.0m	x	5.5m



UPSTAIRS

Principal Bedroom	4.4m	x	3.8m
Bedroom 2	4.7m	x	3.2m
Bedroom 3	3.8m	x	3.4m
Bedroom 4	4.4m	x	3.2m
Bedroom 5	3.3m	x	2.1m



PLOT 3

A classic design balanced by its centered gable and traditional porch, Plot 3's aesthetic elevations provide complimentary red brick and roof tiles. Internally, sizeable open plan living combines with premium family accommodation, whilst a generous garden boasts uninterrupted westerly countryside views.



223 sq. m. | 2,404 sq. ft.



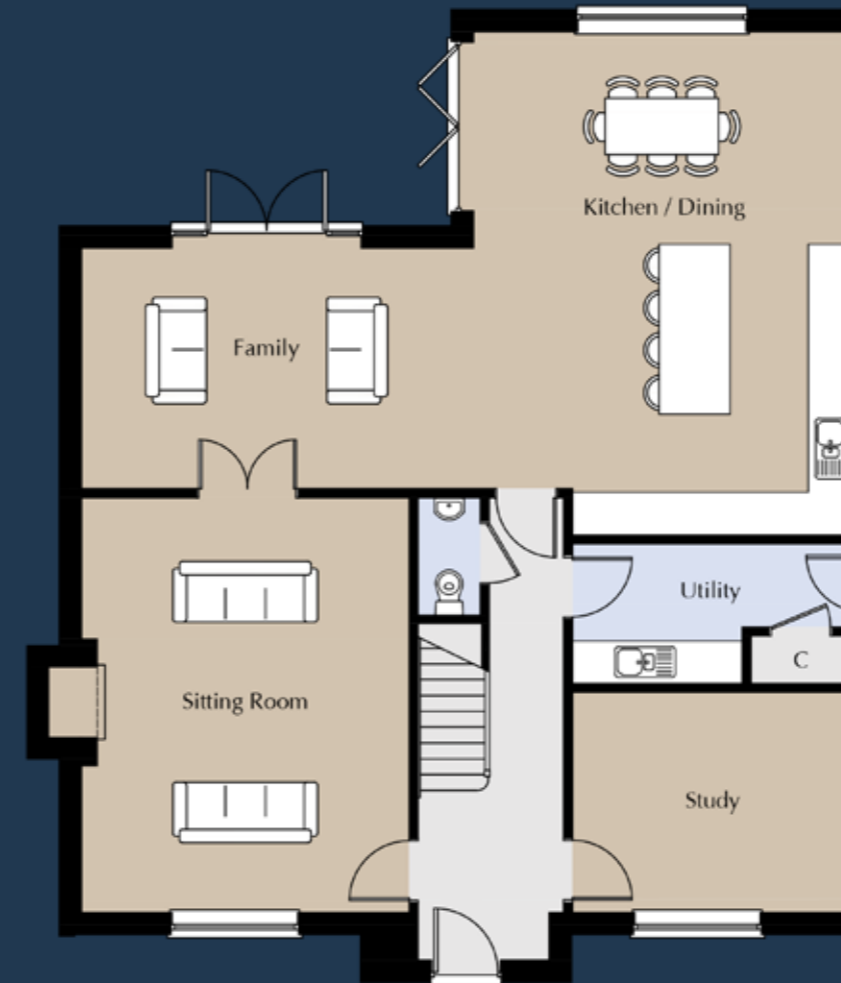
5 Bedrooms



3 Bathrooms



Double Garage



DOWNSTAIRS

Sitting Room	5.9m	x	4.6m
Kitchen/Dining Area	7.1m	x	5.3m
Family	5.5m	x	3.4m
Study	3.9m	x	3.1m
Utility	3.9m	x	2.0m
Garage	6.0m	x	5.5m



UPSTAIRS

Principal Bedroom	4.4m	x	3.8m
Bedroom 2	4.7m	x	3.2m
Bedroom 3	3.8m	x	3.4m
Bedroom 4	4.4m	x	3.2m
Bedroom 5	3.3m	x	2.1m



PLOT 4

A charming cottage-style facade accentuated by its oak porch, Plot 4 stands out with its contrastive buff brick and slate grey tiles. It is a deceptively large family home that provides well-appointed living accommodation with a detached garage, set on grounds that offer privacy and uninterrupted countryside views.



183 sq. m. | 1,968 sq. ft.



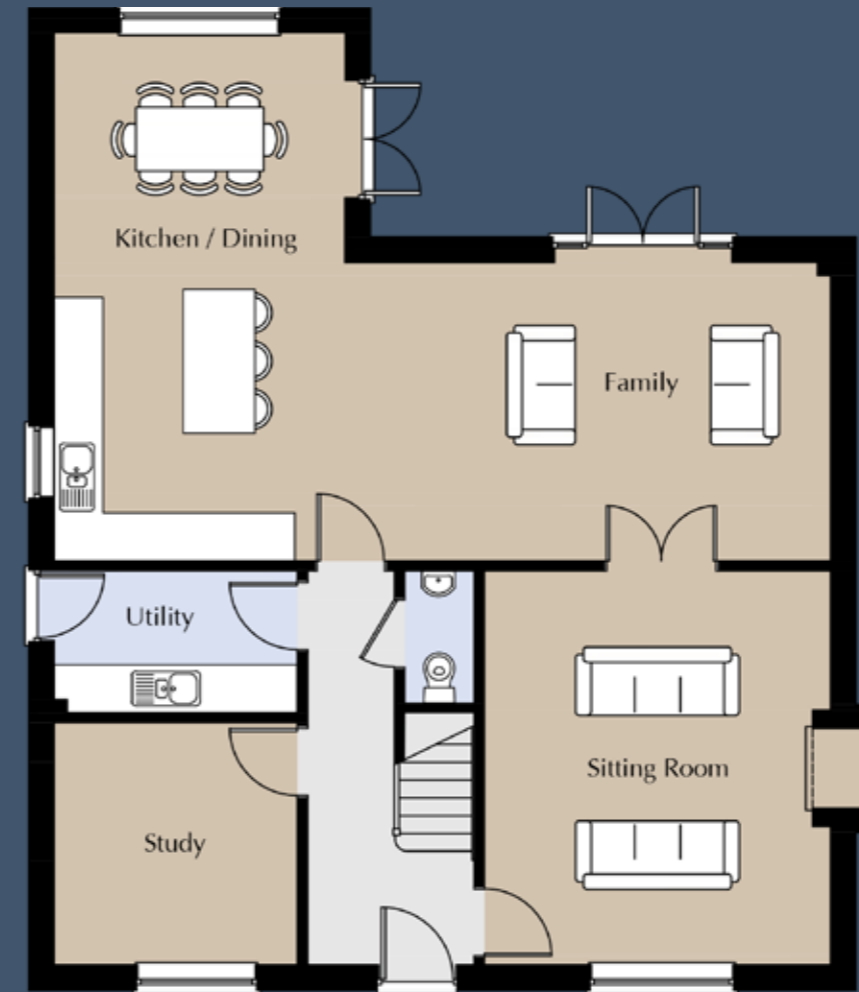
4 Bedrooms



2 Bathrooms

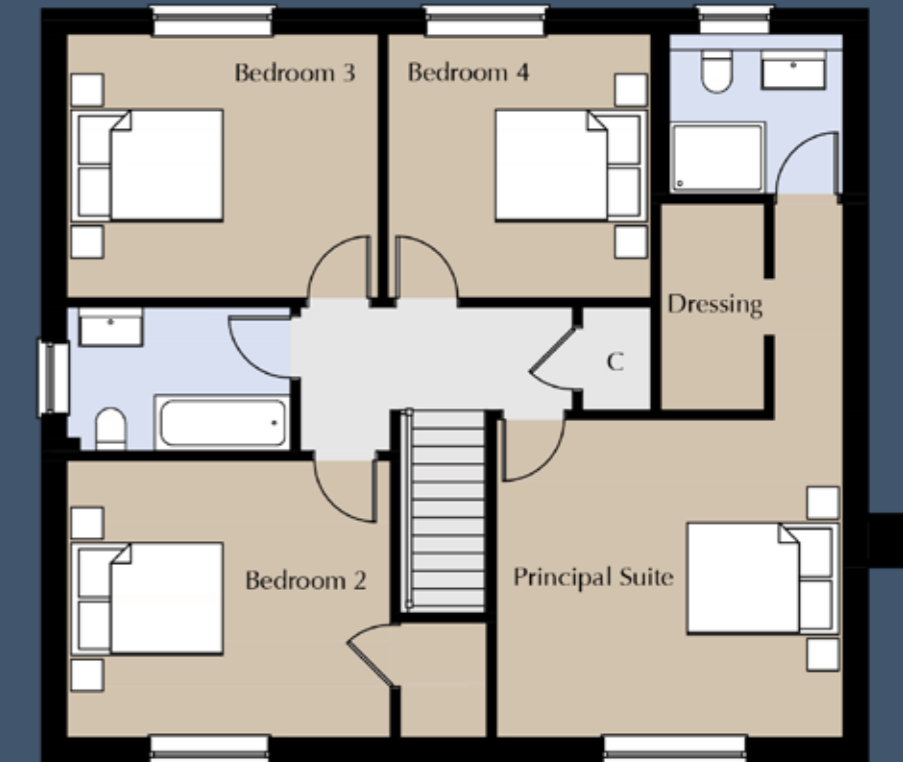


Single Garage



DOWNSTAIRS

Sitting Room	5.0m	x	4.4m
Kitchen/Dining Area	6.6m	x	3.7m
Family	6.1m	x	3.8m
Study	3.1m	x	3.1m
Utility	3.1m	x	1.8m
Garage	5.6m	x	3.0m



UPSTAIRS

Principal Bedroom	4.4m	x	4.0m
Bedroom 2	4.1m	x	3.5m
Bedroom 3	3.9m	x	3.3m
Bedroom 4	3.3m	x	3.3m



PLOT 5

Plot 5's handsomely balanced facade incorporating a central gable offers complimentary red brick and roof tiles with an attached garage. This attractive family home is deceptively large providing well-appointed, open-plan living accommodation. The garden provides far-reaching countryside views.



184 sq. m. | 1,977 sq. ft.



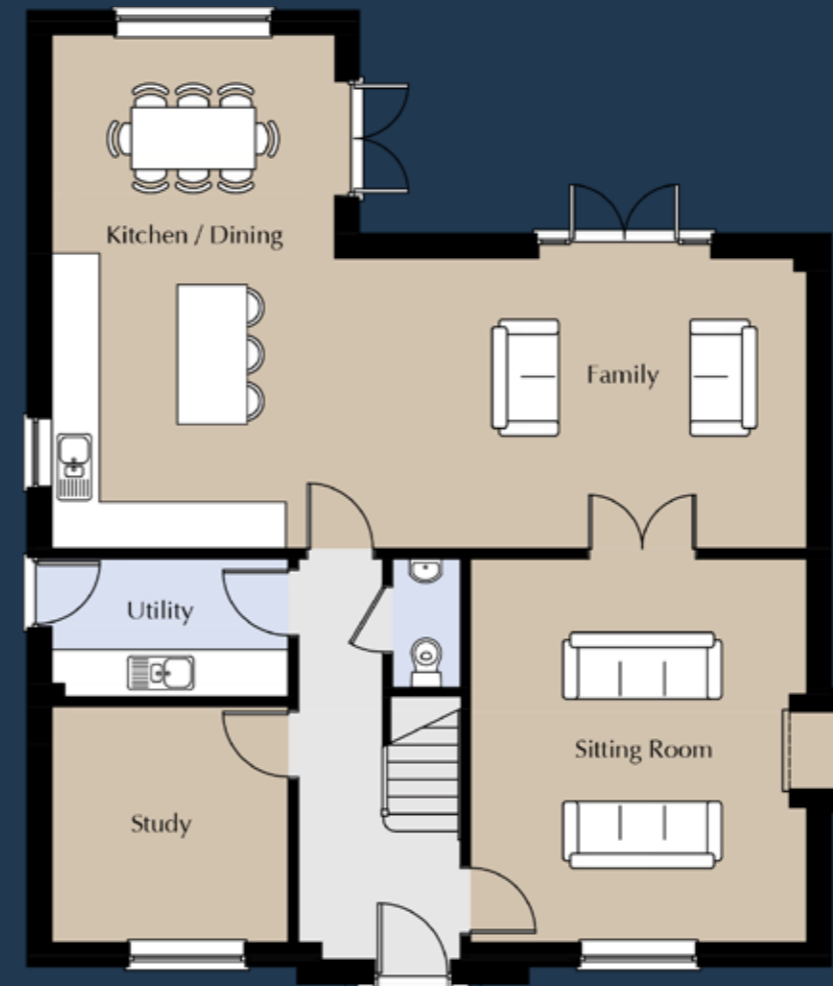
4 Bedrooms



2 Bathrooms

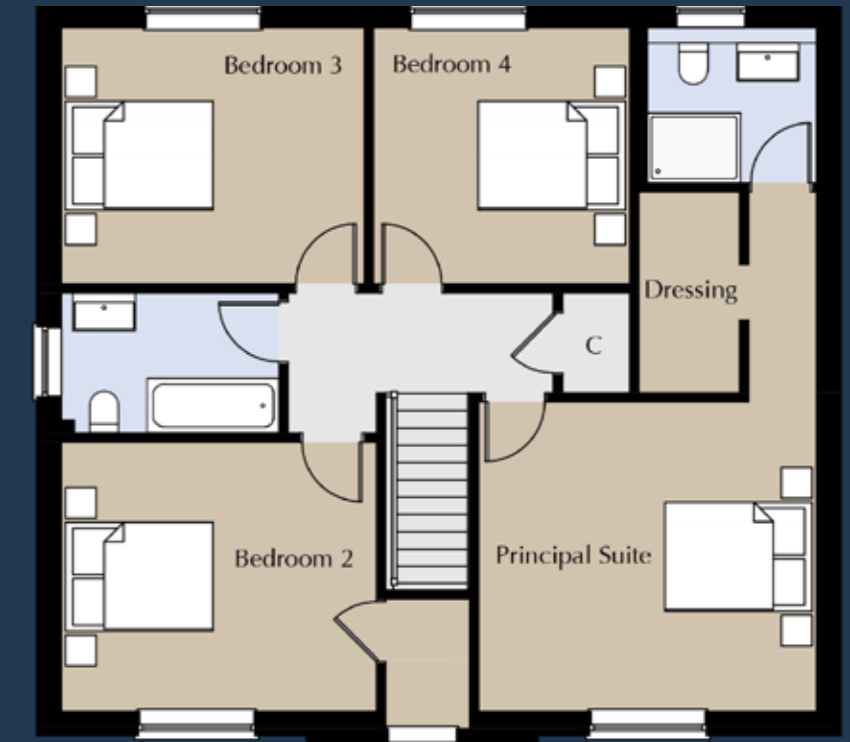


Single Garage



DOWNSTAIRS

Sitting Room	5.0m	x	4.4m
Kitchen/Dining Area	6.6m	x	3.7m
Family	6.1m	x	3.8m
Study	3.1m	x	3.1m
Utility	3.1m	x	1.8m
Garage	5.6m	x	3.0m




UPSTAIRS


Principal Bedroom	4.4m	x	4.0m
Bedroom 2	4.1m	x	3.5m
Bedroom 3	3.9m	x	3.3m
Bedroom 4	3.3m	x	3.3m





PLOT 6

Exclusively designed for Thornberry Grove with an L-shape footprint to take advantage of widespread views across adjacent fields, this magnificent home offers spacious and premium family accommodation. The house is set on a corner plot within mature and extensive grounds.

 249 sq. m. | 2,682 sq. ft.

 5 Bedrooms

 3 Bathrooms

 Double Garage

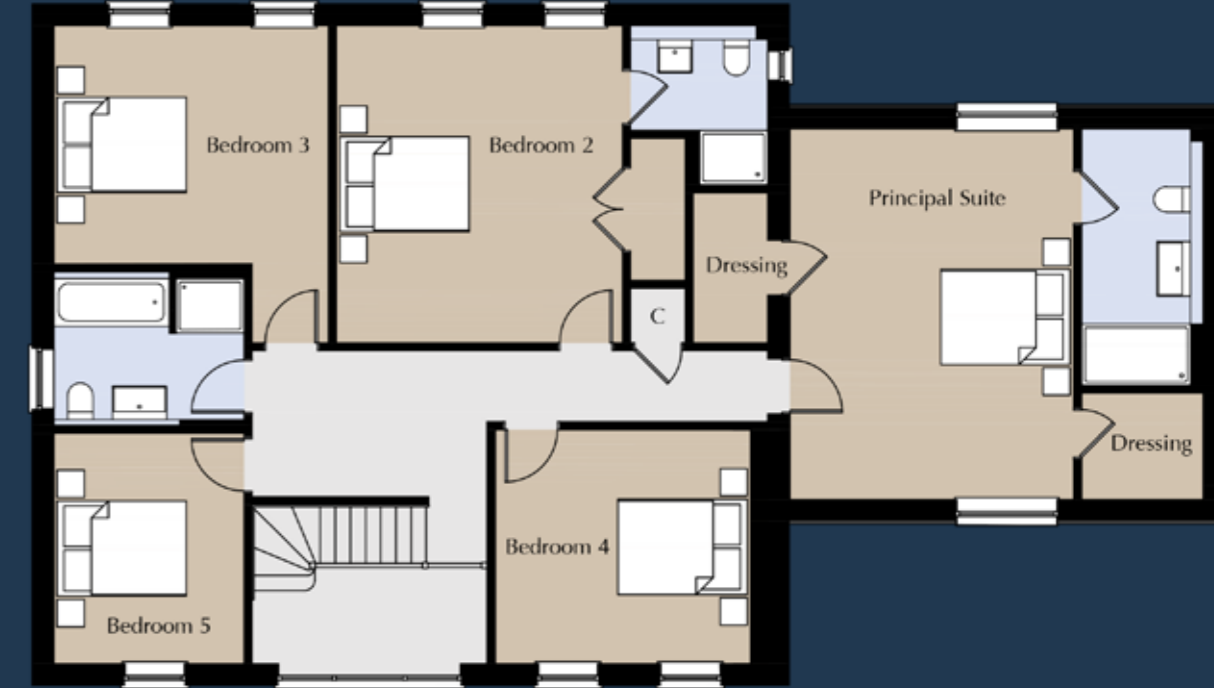


DOWNSTAIRS

Sitting Room	6.2m	x	4.3m
Snug	4.0m	x	3.3m
Kitchen/Dining Area	6.8m	x	5.1m
Study	4.0m	x	2.8m
Utility	3.5m	x	3.0m
Garage	5.9m	x	5.5m

UPSTAIRS

Principal Bedroom	5.5m	x	4.0m
Bedroom 2	4.8m	x	3.6m
Bedroom 3	4.6m	x	3.5m
Bedroom 4	3.8m	x	3.2m
Bedroom 5	3.4m	x	2.8m



PLOT 7

Designed in the style of a Norfolk barn incorporating a full height atrium entrance to maximise natural light, this stunning home offers spacious and premium family accommodation. This characterful house is unique to Thornberry Grove and set on substantial grounds with field views.

-  245 sq. m. | 2,635 sq. ft.
-  5 Bedrooms
-  3 Bathrooms
-  Double Garage

DOWNSTAIRS

Sitting Room	5.8m	x	4.0m
Family	6.1m	x	3.6m
Kitchen/Dining Area	7.0m	x	4.5m
Study	3.4m	x	2.8m
Utility	4.6m	x	1.8m
Garage	6.1m	x	5.5m


UPSTAIRS


Principal Bedroom	5.5m	x	4.2m
Bedroom 2	4.7m	x	4.2m
Bedroom 3	4.1m	x	3.6m
Bedroom 4	3.8m	x	3.5m
Bedroom 5	3.4m	x	2.8m




PLOT 8

Beautifully designed and elegantly balanced by its centered gable and surround porch entrance, Plot 8 stands out with its contrastive buff brick elevations and slate grey tiles. This attractive family home provides spacious living accommodation set in generous grounds with field views.

 202 sq. m. | 2,169 sq. ft.

 5 Bedrooms

 3 Bathrooms

 Double Garage



DOWNSTAIRS

Sitting Room	6.9m	x	4.0m
Kitchen/Dining Area	6.3m	x	6.0m
Study	4.0m	x	3.0m
Utility	3.0m	x	1.9m
Garage	6.2m	x	5.6m

UPSTAIRS

Principal Bedroom	4.2m	x	4.0m
Bedroom 2	4.0m	x	3.4m
Bedroom 3	4.0m	x	3.4m
Bedroom 4	4.2m	x	2.8m
Bedroom 5	4.3m	x	2.1m



PLOT 9

A charming cottage-style facade accentuated by its oak porch, Plot 9 is finished with complimentary red brick and roof tiles. It is a deceptively large family home that provides well-appointed living accommodation with an attached garage.



183 sq. m. | 1,968 sq. ft.



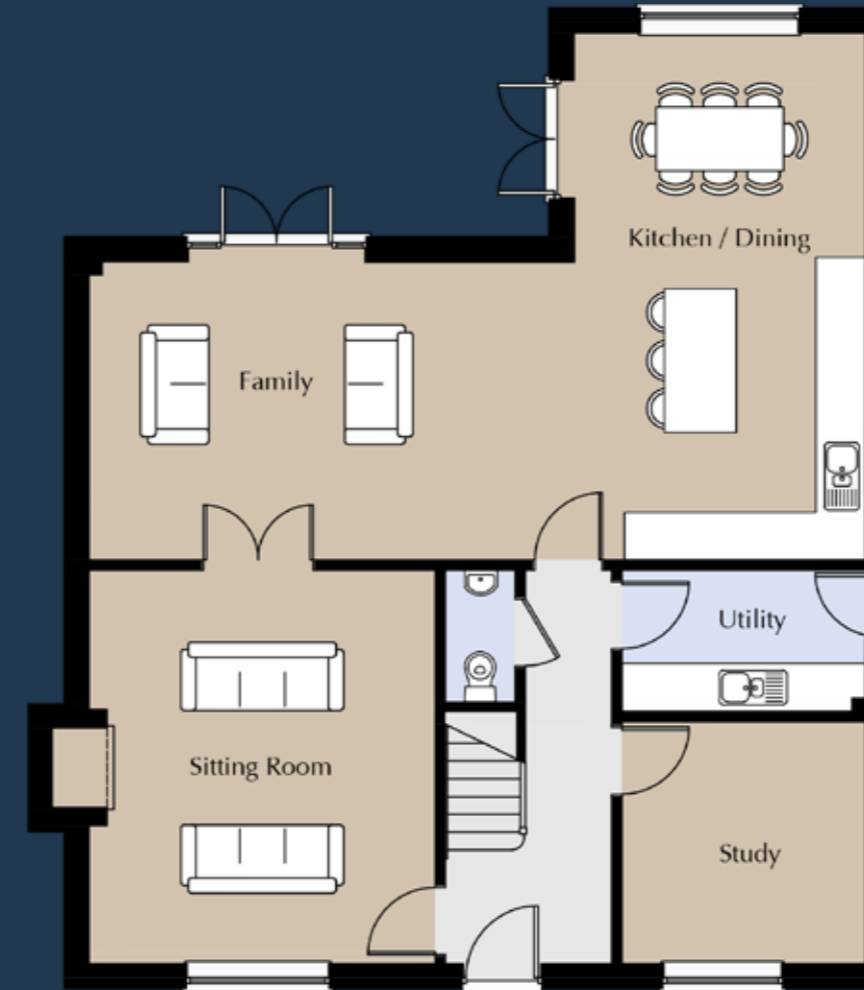
4 Bedrooms



2 Bathrooms

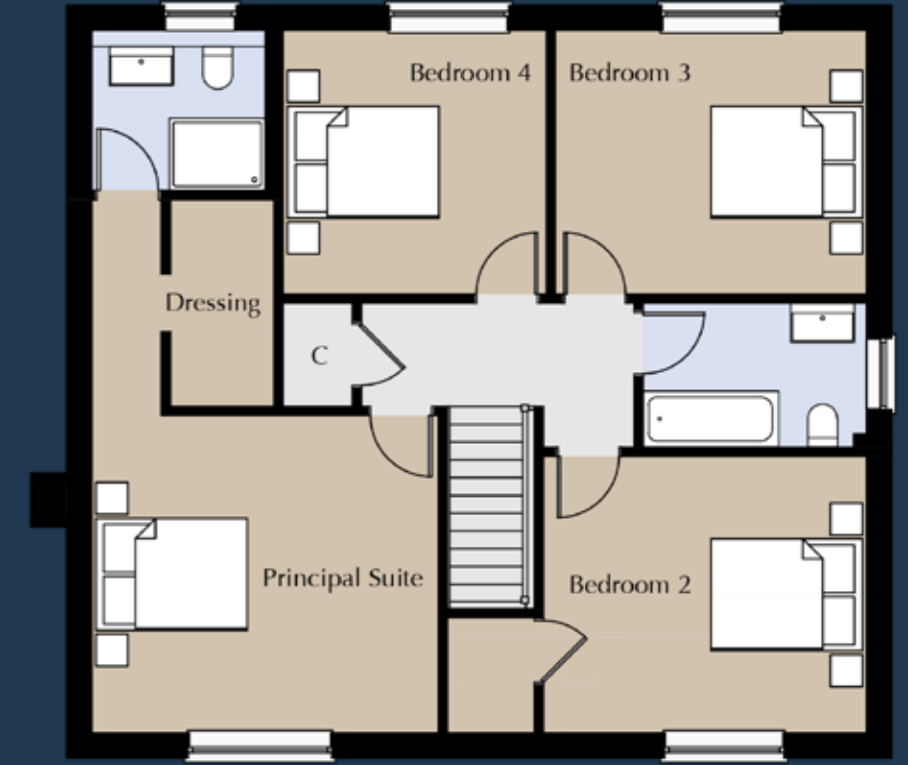


Single Garage



DOWNSTAIRS

Sitting Room	5.0m	x	4.4m
Kitchen/Dining Area	6.6m	x	3.7m
Family	6.1m	x	3.8m
Study	3.1m	x	3.1m
Utility	3.1m	x	1.8m
Garage	5.6m	x	3.0m



UPSTAIRS

Principal Bedroom	4.4m	x	4.0m
Bedroom 2	4.1m	x	3.5m
Bedroom 3	3.9m	x	3.3m
Bedroom 4	3.3m	x	3.3m



PLOT 10

Plot 10's handsomely balanced facade incorporating a central gable offers contrastive red brick and grey slate roof tiles. This attractive family home is deceptively large providing well-appointed, open-plan living accommodation and an attached garage.



184 sq. m. | 1,977 sq. ft.



4 Bedrooms

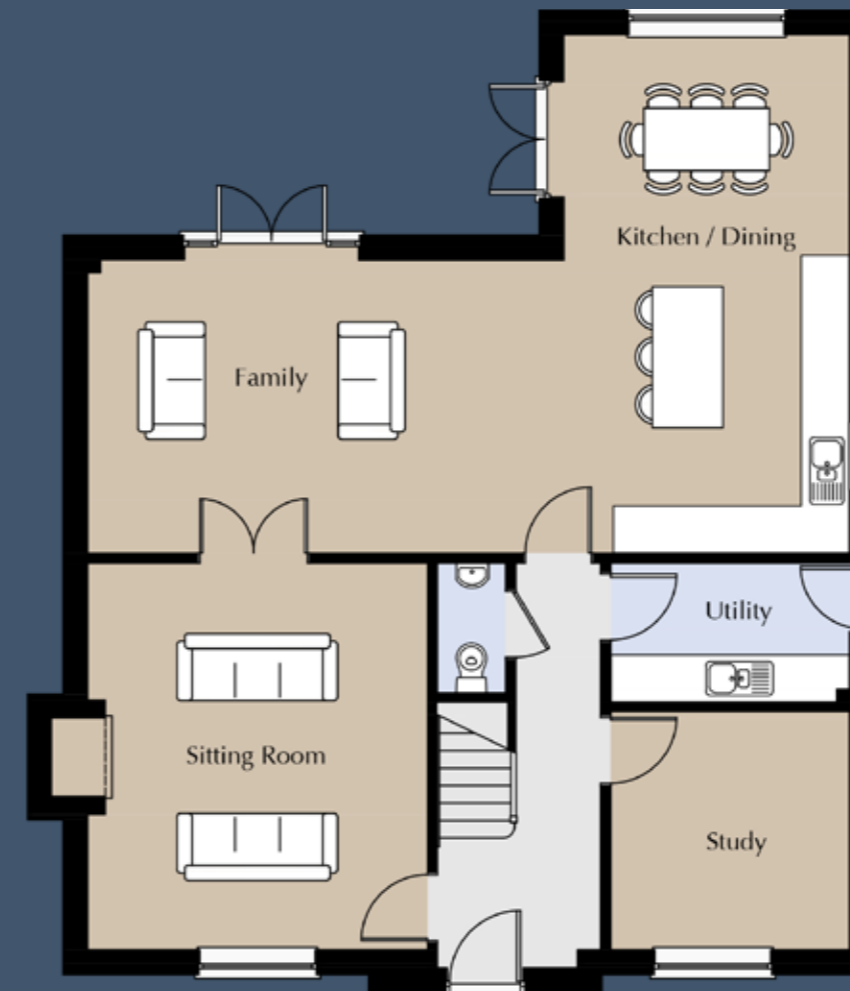


2 Bathrooms



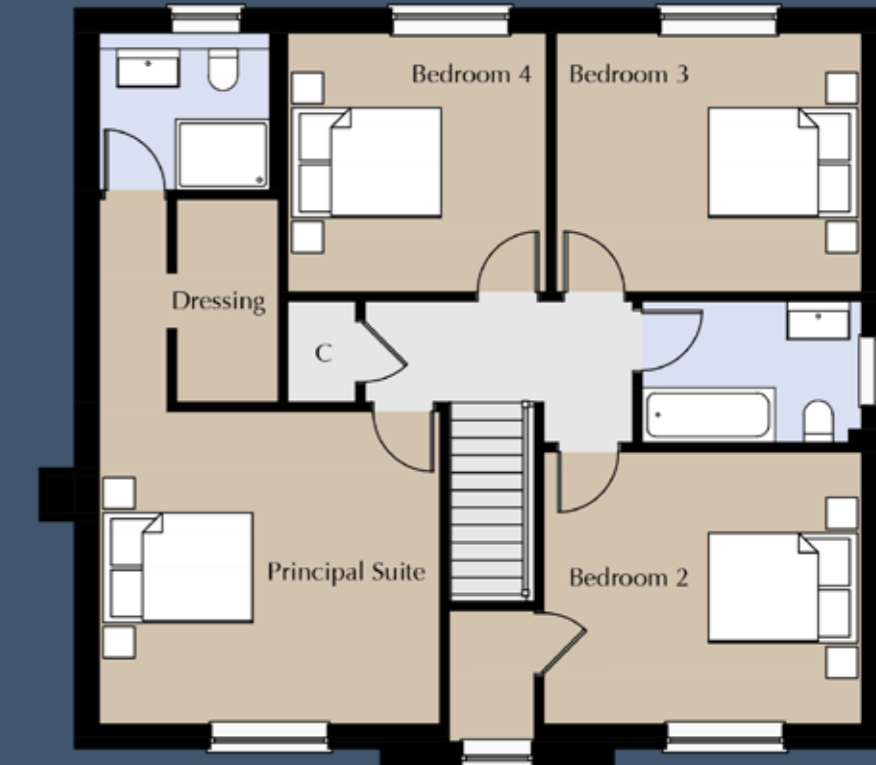
Single Garage

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DOWNSTAIRS

Sitting Room	5.0m	x	4.4m
Kitchen/Dining Area	6.6m	x	3.7m
Family	6.1m	x	3.8m
Study	3.1m	x	3.1m
Utility	3.1m	x	1.8m
Garage	5.6m	x	3.0m



UPSTAIRS

Principal Bedroom	4.4m	x	4.0m
Bedroom 2	4.1m	x	3.5m
Bedroom 3	3.9m	x	3.3m
Bedroom 4	3.3m	x	3.3m

SPECIFICATION



CONSTRUCTION

Traditionally constructed with antique red or buff bricks.

Natural clay pantile roofs in red or slate grey.

Hestia homes come with a 10-year insurance backed new build warranty.

KITCHEN

Stylish and traditional kitchen units finished in heritage colours fitted with soft close drawer and door mechanisms.

Solid quartz kitchen worktops with upstands and oak worktop on islands.

Integrated premium ovens or Rangemaster oven Induction hob, splashback and extraction hood.

Premium integrated energy efficient dishwasher and fridge freezer.

White ceramic under mounted bowl sink with a grooved drainer in a solid worktop and modern chrome mixer tap.

UTILITY

Stylish and traditional kitchen units finished in heritage colours fitted with soft close drawer and door mechanisms beneath natural block oak Duropal worktop.

Stainless steel bowl with modern chrome mixer tap.

Space for customer's own washing machine and tumble dryer. Storage cupboard provided.

BATHROOMS & EN-SUITES

Luxury Porcelanosa sanitary ware including vanity units and stylish chrome fittings.

Fully tiled shower enclosures with low profile shower trays and recessed shelving. Thermostatic shower valves with a fixed shower head and secondary hand-held hose.

Contemporary back-to-wall toilets with soft close seats and dual function chrome flush plates.

Dual fuel heated towel rails with electric underfloor heating to all bathrooms.

Porcelanosa ceramic wall and floor tiles to all bathrooms and ensuites.

HEATING & WATER

Daikin Altherma Air Source Heat Pump heating.

Zoned heating system with underfloor heating to the ground floor and radiators to the first floor.

Fireplace with black granite hearth in the Sitting Room prepared for multi-fuel stove installation.



WINDOWS AND DOORS

Custom-made flush casement double glazed UPVC windows in timber effect finished in heritage colours.

Timber effect composite external doors with high security multi-point locking system.

Aluminium sliding bi-fold doors to various plots with a powder coated finish to match windows.

Oak veneered interior doors with brushed steel contemporary furniture.

Walk-in wardrobe to all Principal Bedrooms.

LIGHTING, ELECTRICAL & BROADBAND

LED downlights to Kitchen, Bathroom, Ensuites, Hallway, Landing and Utility Room.

TV points to Sitting Room, Study, Kitchen, Living areas and all Bedrooms.

Brushed steel sockets and switches.

Burglar alarm installed with motion sensors.

Contemporary external lighting to front, rear and side of each house.

Lighting and power to garage.

Spur provided for Electric Vehicle charging point to Garage.

Ultrafast Fibre Broadband infrastructure to each house.

External electrical socket at rear of each house.

FLOOR COVERINGS

Porcelanosa ceramic tiles to Kitchen and Dining areas, Utility Room, Bathroom and Ensuites.

Engineered oak timber floorboards to Entrance Hall and WC.

Soft pile carpets to Sitting Room, Study, Snug, Landing and all Bedrooms.

Engineered oak thresholds to each room entrance.

DECORATIVE FINISHES

Walls painted in a variety of off-white heritage colours. Skirting and architraves in brilliant white satinwood finish.

Square edge contemporary skirting boards and architraves.

LANDSCAPING & BOUNDARIES FLOOR COVERINGS

Timber fenced rear gardens with post and rail fencing to front gardens.

Turfed lawns to front gardens with prepared beds for planting.

Large format natural stone paving to rear terrace and paths.

Shingled driveway.

Bin storage area to each house.

Trees and hedging selectively planted within the development.

HESTIA

BEAUTIFULLY CRAFTED HOMES



Formed in 2013, Hestia has forged a reputation for building thoughtfully designed and attractive new homes in charming locations throughout Norfolk.

Our homes are designed with modern living and energy efficiency in mind, respecting the balance between design aesthetics and practicality.

We are devoted to excellent construction and design standards to create houses for contemporary living with an enduring appeal.

All homes come with a 10-year insurance backed warranty. As members of the Royal Institution of Chartered Surveyors (RICS) you can rest assured that all necessary, regulations and standards have been used in professionally creating your new home.



THORNBERRY GROVE
SPOONER ROW
NR18 9UL



ALL ENQUIRIES

SOWERBYS
Land & New Homes Specialists

01603 761441
thornberrygrove@sowerbys.com
www.sowerbys.com

All descriptions, measurements and photography contained within this brochure, do not form any part of a contract. This brochure offers a general impression of the range and quality of the homes we have on offer at Thornberry Grove. Hestia operates a policy of continuous product improvement so there could be material differences between the images and/ or specification depicted in our marketing literature compared with the final house product. Maps are not to scale. All internal and external photography of properties depicts previous Hestia developments. Other photographs are of the local area or are indicative lifestyle images.

HESTIA

Beautifully Crafted Homes

hestia-realestate.com