



THE STORY OF

Old Presbytery

Oxborough, Norfolk

SOWERBYS



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Old Presbytery

Oxborough Road, Oxborough, Norfolk
PE33 9PS



Characterful Property

Four Double Bedrooms

Four En-Suites

Kitchen/Breakfast Room with Open
Access to the Sitting/Dining Room

Three Further Reception Rooms

Horseshoe Driveway

0.75 Acre Plot (STMS)

Close Links to Oxburgh Hall

Fully Enclosed Rear Garden Backing Onto Fields

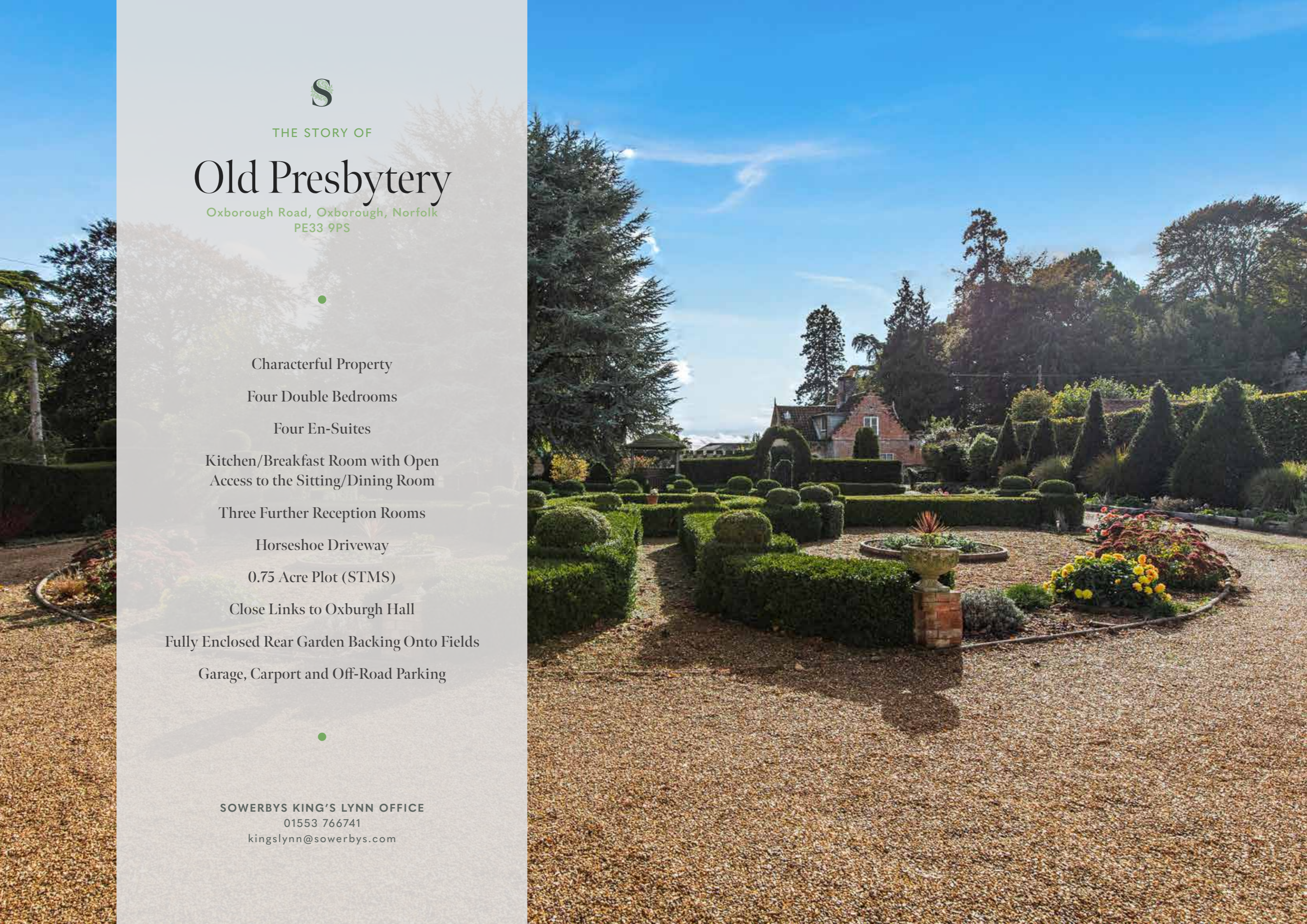
Garage, Carport and Off-Road Parking



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“A beautiful house...a home to be proud of.”

Nestled at the heart of the picturesque village of Oxborough is this wonderful family home, a house that you can be proud of which dates back to the 16th century. The current owners have thoroughly loved their time here and due to a change of jobs this property is to join the open market.

From the minute you turn into the horseshoe driveway, a well-manicured garden greets you, and the Old Presbytery stands proudly boasting fine geometrical flint work and tall chimneys. The same impressive welcome continues inside too.

The heart of this home must be the open plan sitting/dining room and its easy access to the kitchen/breakfast room. The current owners have thoroughly enjoyed meals here whilst enjoying superb views over the rear garden.

For those that need to work from home, this property takes care of that too. With a separate study, as well as two further reception rooms, this property is designed to survive aspects of busy everyday life.





One of the contributing factors as to why this property was purchased by the current owners was the size of the bedrooms. All the bedrooms are good size doubles, and with their own en-suites. The views from the bedrooms are breathtaking too; one can behold Oxburgh Hall at the front and to the rear a nicely landscaped garden and fields beyond.

“The house has given us so much more space...”





The outside space has got plenty to offer, sitting on a 0.75 acre plot (STMS) there is space for everyone. To the front, the drive provides access to the garage, carport, and ample off-street parking whilst the attractive garden adds a sense of luxury to this characterful building.

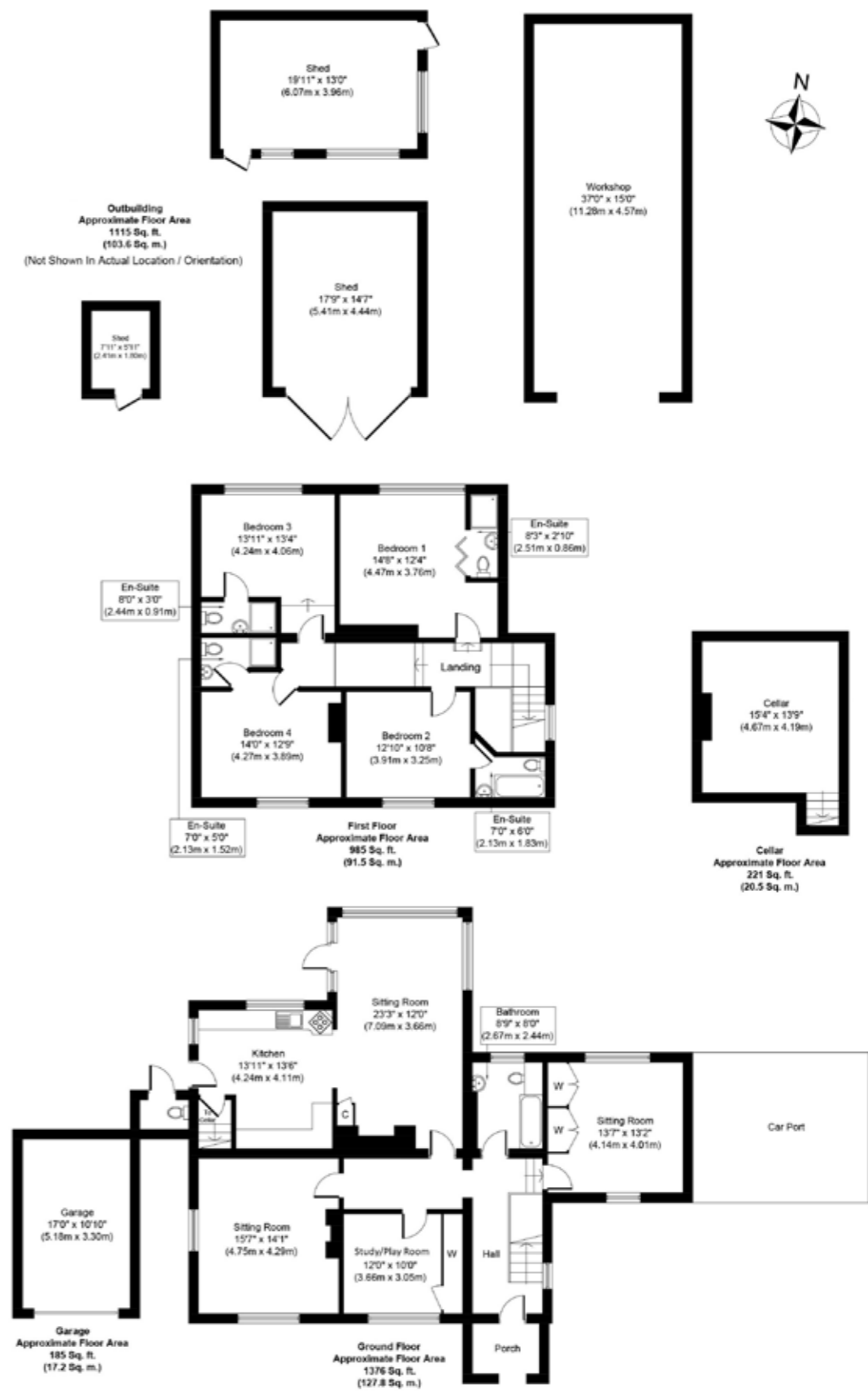
“...the colours throughout the gardens are beautiful.”

To rear, the garden is vibrant and full of colour. With a patio area, lawn, mature trees, shrubs and a number of outbuildings – those who love to garden will be in their element here.

A truly special property, with connections to Oxburgh Hall; a uniquely beautiful and versatile family home.



“A real sense of space and privacy...”



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.

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ALL THE REASONS



Oxborough

IN NORFOLK
IS THE PLACE TO CALL HOME



Oxborough is a rural mid-Norfolk village, 17 miles from King's Lynn. It's famous for its church, St. John's, and the manor house Oxburgh Hall, ancestral home of the Bedingfield family, now owned by the National Trust. In 1948, the tower and spire of St. Johns collapsed onto the church destroying the south side of the nave. The south chapel contains a rare undamaged terracotta tomb, which is unique in England, and evidence of the Catholicism of the

Bedingfield family. Oxburgh Hall was built in 1482 by the Bedingfield family, who still live there. It was built as castles were beginning to fall out of fashion, and the king - unusually - gave permission for castellation. The building is fortified with a moat. It is open to the public as it is now owned by the National Trust. The village has a pub named after the Bedingfield family The Bedingfield Arms.

King's Lynn is a busy town with a wide range of shops. It also has hourly trains to London King's Cross via Cambridge.



Note from the Vendor



Clearing the moat at Oxburgh Hall, c.1910

“Originally part of Oxburgh Hall’s estate, there’s a fascinating history to be discovered.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

F. Ref:- 2800-1129-7009-1920-1292

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.

AGENT’S NOTE

There is an active well in the cellar.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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