



THE STORY OF
Oakwood Cottage

Stratton Strawless, Norfolk

SOWERBYS

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Oakwood Cottage

Shortthorn Road, Stratton Strawless,
NR10 5NU

Characterful Home

Sitting Room with Wood-Burner

Kitchen with AGA

Dining Room with Wood-Burner

Four Bedrooms

Study/Fifth Bedroom

Family Bathroom and En-Suite

Spacious, Detached Studio

Mature Grounds

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“...country living with the city on your doorstep.”

Oakwood Cottage is a wonderful modern home, which was built in a traditional style. Great thought was given to the interior finish to create a cosy cottage-style feel.

As you enter, the spacious hall provides storage and a stripped wooden floor. The cosy sitting room has a fine brick fireplace with a wood-burning stove, exposed timbers, and access out to the rear garden - perfect for summer entertaining.

The well-fitted kitchen provides excellent work space and the centre piece being the AGA. Just off the kitchen is the atmospheric dining room, perfect for dinner parties and Sunday lunch. Complemented by the fireplace with its wood-burning stove. In addition there is a useful utility room, cloakroom and study/optional fifth bedroom.

The first floor serves four good-sized bedrooms, one with an en-suite, and a separate family bathroom.



“... in the winter the log-burner creates a fantastic, warm space to relax.”





The studio is a wonderful space and has been adapted further by the current owners, and could be used for a variety of purposes, subject to planning permission.

Updated and refurbished to a high standard, the attention to detail and level of finish is superb.

There's a great open-plan studio room, with a separate office/games room on the ground floor. The first floor serves an impressive 22'11" studio / leisure room.

The sellers are utilising the studio as overflow accommodation for a family member. Please see the agent's note.



First Floor
Approximate Floor Area
223 Sq. ft.
(20.7 Sq. m.)

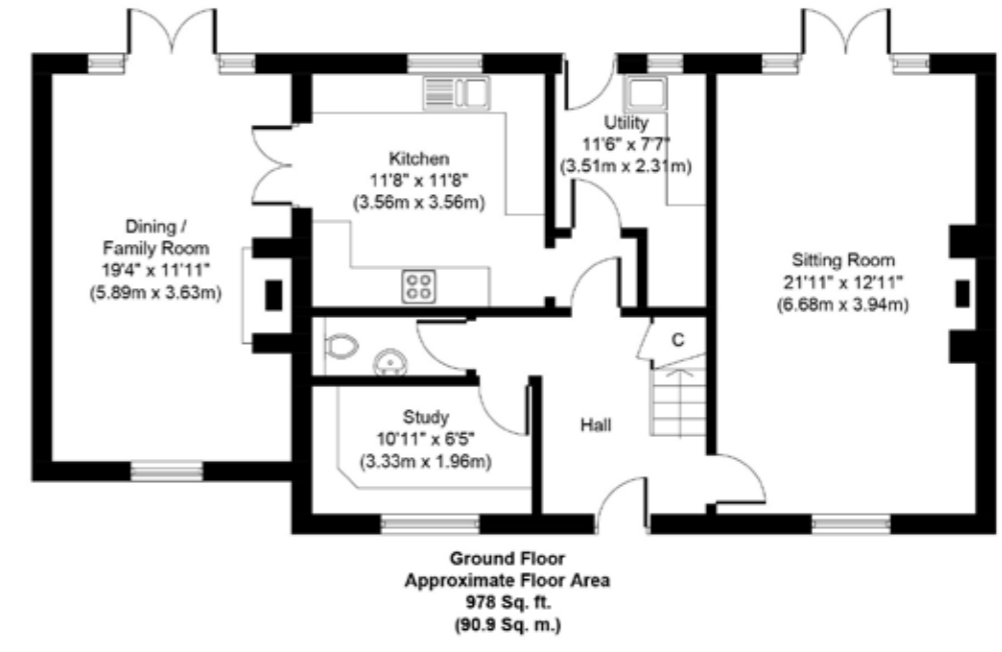


Ground Floor
Approximate Floor Area
407 Sq. ft.
(37.8 Sq. m.)

Set back from the road, the sweeping gravelled drive provides ample off road parking. The front garden is mainly laid to lawn with mature boundary hedging. To the rear there is a sweeping lawn, mature native hedging, trees, entertaining terrace and a useful brick built storage shed.

“If we were to describe our home in three words they would be; cosy, warm and spacious.”





“Moving here gave us better outdoor space, both at home and nearby.”

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

Stratton Strawless

IN NORFOLK
IS THE PLACE TO CALL HOME



Stratton Strawless is a little village situated about four miles from the market town of Aylsham, approximately seven miles from the Cathedral city of Norwich and just under 10 miles from the sought after north Norfolk Broads. The village was listed in the Domesday Book as 'Stratuna' ('Tun' meaning house or farm in Saxon terms). The village is well known for its hall, which boasts one of the largest cedar tree in Europe and the mid thirteenth century Grade I listed St Margaret's Church. For leisure enthusiasts there are plenty of walks and bridal paths nearby and Blickling Hall is located just outside Aylsham with its beautiful elevations and well tended gardens.

The north Norfolk coast is just a few miles away and is designated an area of outstanding natural beauty with its mile upon mile of uninterrupted beaches and bird and nature reserves. The popular market town of Aylsham holds a market in the square every Monday and Friday and offers a wide selection of amenities including butchers, bakers, hardware store, two supermarkets, dental surgery and doctors surgery. There is also a primary school and secondary school located within the town with a further secondary school in the nearby town of Reepham. The highly regarded Greshams prep, pre-prep and senior school with its outstanding facilities can be found in the popular former market town of Holt. The city of Norwich is just a short distance away with access to all major rail links and Norwich International Airport.



Note from the Vendor



River Bure

“Our favourite places to visit nearby are the Norfolk Broads, Cromer and the local woodland walks.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Private drainage. Heating via oil central heating. LPG cooker in the studio only.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0443-3008-0208-0409-6204

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

When the sellers bought Oakwood Cottage, the first floor of the garage building was already a studio/office. The sellers have since adapted the building further, converting the ground floor into useable space to suit their needs.

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.

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