



Oakfield
Horning Road | Hoveton | Norfolk | NR12 8JN

FINE & COUNTRY

BROADLAND BEAUTY



“Nestled between open countryside and the beautiful Broads, walking distance from the heart of two popular Broadland villages, this delightful modern home has so much to offer. It’s been significantly improved in recent years and the spacious and attractive property provides ample room for a family or for entertaining, both inside and out.”



KEY FEATURES

- A Modern Detached Family Home situated in the Popular Broads Village of Hoveton
- Five Bedrooms, Two with En-Suites and a Family Bathroom
- Three Receptions; Study and a Conservatory
- Kitchen Breakfast Room with Separate Utility
- Double Garage and Plenty of Parking
- Landscaped Garden overlooking Fields to the Rear
- The Accommodation extends to 3,423sq.ft
- Energy Rating: C

Perfectly placed between Wroxham and Horning, a stone's throw from the Broads, the appeal of this family home is immediately apparent. You can enjoy views across fields, with plenty of wildlife passing by, walk or cycle through stunning countryside, yet be in the centre of Norwich within 20 minutes. With schools, shops, pubs, leisure facilities and more on the doorstep, this is a location that really does have it all.

Finding 'The One'

It was a long search for the owners before they happened upon what is now their home. After starting in Essex and moving through Suffolk, they decided to cast the net wider and came up to Norfolk. At the end of a long day of viewings, they took a much-needed break in a Horning pub, looking out over the river and watching the cruisers go by. "We felt right at home. It was magical. And that was before we'd even seen the house!" Oakfield is indeed impressive. Built in 2004 by a highly-respected local builder, the spacious property offers well-proportioned rooms and an excellent layout. During the owners' time here, they have improved and redecorated the whole property and today it's a very desirable and attractive place anyone would be proud to call home. The walls are finished in calming Farrow & Ball paints, with new carpets and Karndean flooring throughout.

Stunning And Stylish

As you come into the hallway, you notice the cascading galleried stairway. The sitting room is large enough to comfortably accommodate a crowd, but retains a cosy feel, thanks to the beautiful brick and oak fireplace with inset log burner. The owners have added a fabulous feature – a solid mahogany genuine Gothic choir fascia on one wall. There is soft mood lighting and surround sound.





KEY FEATURES

The kitchen is brilliant for entertaining, with hand painted units, built-in appliances and a wonderful central oak island – perfect for parties with lots of space for guests, seated or gathered around the island.

Favourite Room

There's a formal dining room and a conservatory, the latter one of the owners' favourite rooms in the house. "We spend a lot of time in here. We put in floor to ceiling picture windows and a glass roof, to bring the outside in and enable us to enjoy the garden views, the fishpond, the wildlife and the outlook over the fields and woodland beyond. There's so much birdlife here." A family room to the front of the house adds huge versatility, while the study is the perfect place to tuck yourself away and enjoy a bit of peace and quiet. This part of the house could even be converted into a self-contained, ground-floor suite. Upstairs, even the landing is spacious, while two of the five double bedrooms have en-suites.

Idyllic And Accessible

Outside, you have plenty of parking on the driveway, as well as an area for boat or caravan parking. The double garage has a boarded loft. The owners are keen gardeners and have a 'working' part of the garden to one side of the house, keeping their potting and greenhouse area tucked out of sight. The main part of the garden has a lovely patio where you can sit and take in the view, as well as a raised pond. The owners keep the hedges low so they can see over the fields, yet it's still secluded and you're not overlooked at all. "Being just metres away from Hoveton Little Broad and only a short stroll from both Wroxham and Horning, we have the best of everything. There's so much to do here, but it's so peaceful and private when we're at home or in the garden. We're 20 minutes from the centre of Norwich and 25 minutes from the beach. It really is the perfect spot."

































INFORMATION



On The Doorstep

The property is handily located for easy access to Wroxham, which is the centre of the Norfolk Broads and is known as a National Park. From here you can explore the wealth of broads and backwaters at one's leisure. Wroxham boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, banks and tourist attractions.

How Far Is It To?

From Hoveton you have easy access to the Cathedral City of Norwich which is approximately 10 miles to the south west with its large array of cultural and leisure facilities, including Chapelfields shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an average journey time of 1 hour 40 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

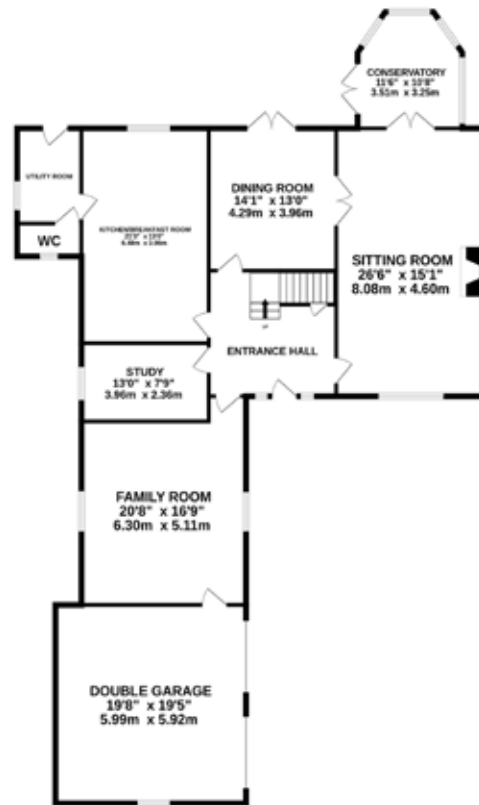
Leave Norwich in a north easterly direction along the A1151. From Wroxham follow the signs for Horning or the A1062. Upon reaching Hoveton, you will come across a double roundabout. Proceed over the first roundabout and the 2nd roundabout that is immediately after the first, take the 2nd exit onto Horning Road. Follow this road for and the property will be located on the left hand side, before you reach the entrance to Bewilderwood.

Services, District Council and Tenure

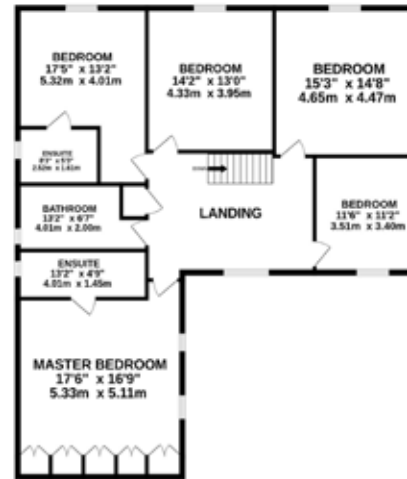
Gas Central Heating, Mains Water, Mains Drainage
Broadband Available

Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Council Tax Band G
Freehold

GROUND FLOOR
2001 sq.ft. (185.9 sq.m.) approx.

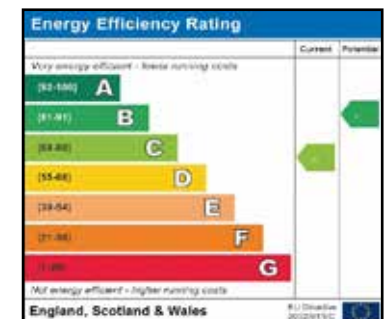


1ST FLOOR
1423 sq.ft. (132.2 sq.m.) approx.



TOTAL FLOOR AREA: 3423 sq.ft. (318.0 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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