



Silver Birches
Shortthorn Road | Stratton Strawless | Norfolk | NR10 5NX

FINE & COUNTRY

WOODLAND DREAMS



“In a glorious position within one and a half acres of woodland, this property with annexe is a magnificent home. The grounds are teeming with wildlife here – tawny owls nest and deer will roam. Beautifully renovated and wonderfully secluded, the light and space is sure to delight, while the option of a second annexe offers interesting potential – truly a home to inspire and excite.”



KEY FEATURES

- A Modern Family Residence enjoying a Fantastic Woodland Setting of 1.5 acres (stms) in the Village of Stratton Strawless
- Flexible Accommodation provides the scope for an Annexe within the Main House
- Five Bedrooms; Four Bathrooms
- Master Bedroom with En-Suite
- Three Reception Rooms; Conservatory
- Spacious Breakfast Kitchen with Separate Utility
- Detached Triple Garage with Attached One Bedroom Annexe
- The Accommodation extends to 3,103sq.ft
- Energy Rating: C

What a magical place! Wind your way down the long private road and you'll find this property set in gorgeous wooded surroundings, totally private and tucked away from everything. An extraordinary residence that sits very comfortably in its incredible surroundings.

Enviably Location

Deer and fox wander across the lawn in the mornings and owls nest in the trees. You'll see every garden bird you can think of – and many more besides: this is such an unspoilt location. The woodland is home to some real treasures too. The rhododendrons here are nothing short of magnificent in late spring.

A Home With Real Heart

The property is incredibly flexible, with various options to suit different needs. It's a house that would very easily adapt to a growing family and would work well for multi-generational living. The spacious kitchen diner is cosy in winter with the Rayburn and bright and airy in summer with a dual aspect and French doors opening onto the garden. To the other side of the hall is a stunning sitting room with a log burner – a great space for entertaining. It opens onto a lovely conservatory which really allows you to make the most of the spectacular setting. There's a further reception room on this floor, as well as a potential two-bedroom, two-bathroom annexe. Upstairs, the fabulous master suite has double doors framing views out over the trees. It's hard to imagine a better view upon waking up in the morning!





KEY FEATURES

Beautifully Bespoke

When the property was extended and renovated, great care was taken with the design and choice of materials. There are solid oak floors in many of the ground floor rooms, and stylish bath and shower rooms. The current owners in turn have made further improvements, adding to the sense of quality throughout this impressive and attractive home. There's also a great connection between the house and grounds, with double doors leading out from several of the ground floor rooms, so you can truly enjoy the outlook and the wildlife.

Exploring Outside

The property is set down a private road with grounds extending to 1.5 acres (stms). The drive leads to a detached triple garage with electric roller doors, at the end of which is an attached annexe, currently used as accommodation for visiting friends and relative, but it would make an ideal home office, gym or studio. Also in the garden are a summerhouse, replica railway wagon, garden, machinery store, tool shed and log stores.

Out And About

Most of the houses down here sit in five to eight acres of land, so there are neighbours but you're not on top of one another. This is a friendly and welcoming community and whilst it feels wonderfully rural, it's very well connected.

The quiet lanes around are perfect for horse and bike riding, as well as for family walks. There are nearby fishing lakes and heaths, a highly-regarded pub, farm shop, garden centre and more, with both Taverham and Aylsham just a few miles down the road.































INFORMATION

On The Doorstep

Silver Birches is conveniently located in the village of Stratton Strawless just minutes from Norwich city centre. The nearby village of Horsford boasts its own primary school, village hall, GP surgery, chemist, butcher, baker and a local pub along with various takeaways.

How Far Is It To?

Stratton Strawless is approximately 8 miles north of Norwich with its wide range of cultural and leisure facilities including Chantry Place and Castle Quarter shopping centres, cinemas and theatres. There are also a number of very good schools in both the state and private sectors. Norwich has an International Airport along with a main line railway station, which offers direct links to London Liverpool Street. Wroxham and the Norfolk Broads can be found approximately 10 miles to the east offering various tourist and water activities.

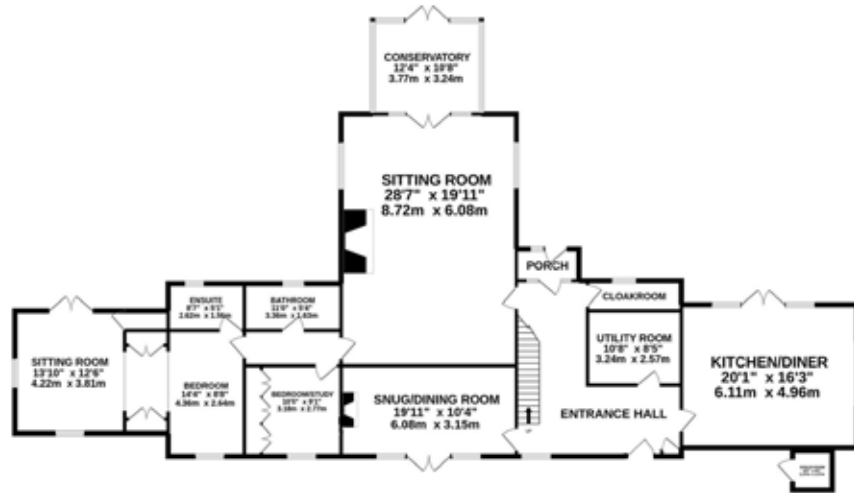
Directions

Leave Norwich on the A140 Cromer Road and after 8 miles turn left onto Shortthorn Road. Proceed for approximately 1 mile and then turn right onto a private road signposted The Wilderness whereby Silver Birches can be found after a further 200 yards on your right hand side.

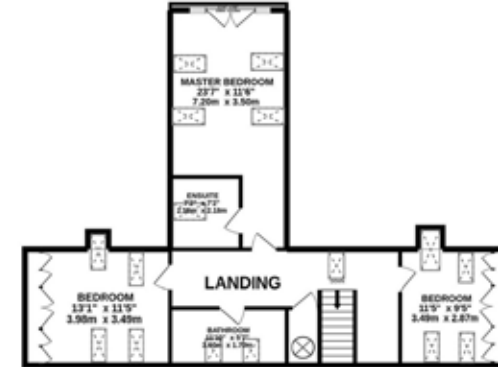
Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Bore Hole for Irrigation,
Private Drainage via Septic Tank
Broadland District Council – Council Tax Band F
Freehold

GROUND FLOOR
2253 sq.ft. (209.3 sq.m.) approx.



1ST FLOOR
849 sq.ft. (78.9 sq.m.) approx.

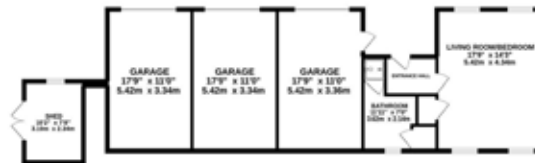


TOTAL FLOOR AREA: 3103 sq.ft. (288.2 sq.m.) approx.

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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GROUND FLOOR
1032 sq.ft. (95.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	←	←
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Agents notes: All measurements are approximate 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. Printed



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