



## Strattons

4 Ash Close | Swaffham | PE37 7NH

FINE & COUNTRY

# ENDLESS OPPORTUNITIES



This eight bedroom Grade II listed Manor House, offering a plethora of flexible accommodation, not just within the main house but further self-contained annexes, a self-contained café and a boutique shop. This is a rare opportunity to acquire a unique property in the heart of the Brecks. Nestled in the centre of Swaffham and approached directly from the marketplace, this grand home has a varied mix of Georgian styles through to later Victorian influences.



# KEY FEATURES

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- Grand eight-bedroom grade II listed manor house
- Eight impressive bedroom suites arranged over three floors
- One additional building comprising of a Shop and four guest rooms/suites
- Self-contained contemporary cafe
- Large private driveway with ample parking for a number of vehicles, with electric charging points
- Two ensuite bedrooms close by in the old horse quarters
- The Manor House extends to 6,174sq.ft with an additional 4391 sq.ft within the outbuildings
- No EPC Required

## The Hard Work Done For You!

Strattons is a large, stunning and striking property with no shortage of things to marvel at. It's full of charm and character, and each room is as unique and welcoming as the last. This detached manor house boasts eight ensuite bedrooms, with several outbuildings and a lot of outside space, making it the ideal base for a large and lively family. The current owners have lived in the property since 1990, having instantly fallen in love with "its period charm and unique position within the town." When asked to describe Strattons in three words, they chose "beautiful, historically authentic, homely", which all accurately reflect the property. The house has been described as a calm, hidden oasis within the bustling Norfolk market town, and we couldn't agree more.

Strattons, as you see it today, is linked to Queen Anne, having been remodelled from a much older building in the late 1700s to create a Villa. In fact, the property was formerly known as 'The Villa' until the Stratton family took ownership in the 1930s. This is when Strattons really came into its own. The property has a lot of history and boasts many original features and designs. In the 1800s, there was a revival in classicism; Andrea Palladio's ideas and designs were very fashionable, often seen in grand houses of the surrounding area, and Strattons is an interpretation of this movement.





# KEY FEATURES

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## Work, Rest And Play

There are a lot of impressive rooms in the property, but the current owners say that the double-aspect drawing room on the middle floor is their favourite because of the beautiful period features, which are seen in many areas of the home. As you move from one room to another, you will instantly see that each one is as impressive as the last, and each stands out as unique. Upmost care and attention has been put into the design of Strattons to create a welcoming and comfortable living space that reflects the property's history.

Having spent 30 years restoring the property, it stands out as a focal point of the town. There is no shortage of colour, pattern and vibrant design styles throughout the interior, and every inch of this property makes a statement. Each bedroom, bathroom and living room is one of a kind. It is uniquely positioned in the town centre, and its authentic period features make it a property to remember.

## Everything Accessible

Outside, you will find a gorgeous garden, redesigned in 2008 by award-winning garden designer Sue Huckle. She created an Italianate-style courtyard with box, pleached trees and topiary. It enhances the property's 'villa'-style architecture and is a tranquil place to unwind. There is no shortage of greenery around the home, and it quickly transports you to a peaceful and private escape from daily life.

Strattons is in Swaffham an area of the Brecks, offering miles of trackways and exploring paths. Strattons gives you unbeatable access to the unique landscape wildlife and plants. The Brecks has a lot of local produce available, which will entice food lovers. It's the place to be if you like interesting crops such as medlars, lavender and blueberries. It's also an excellent area for asparagus and wild game.



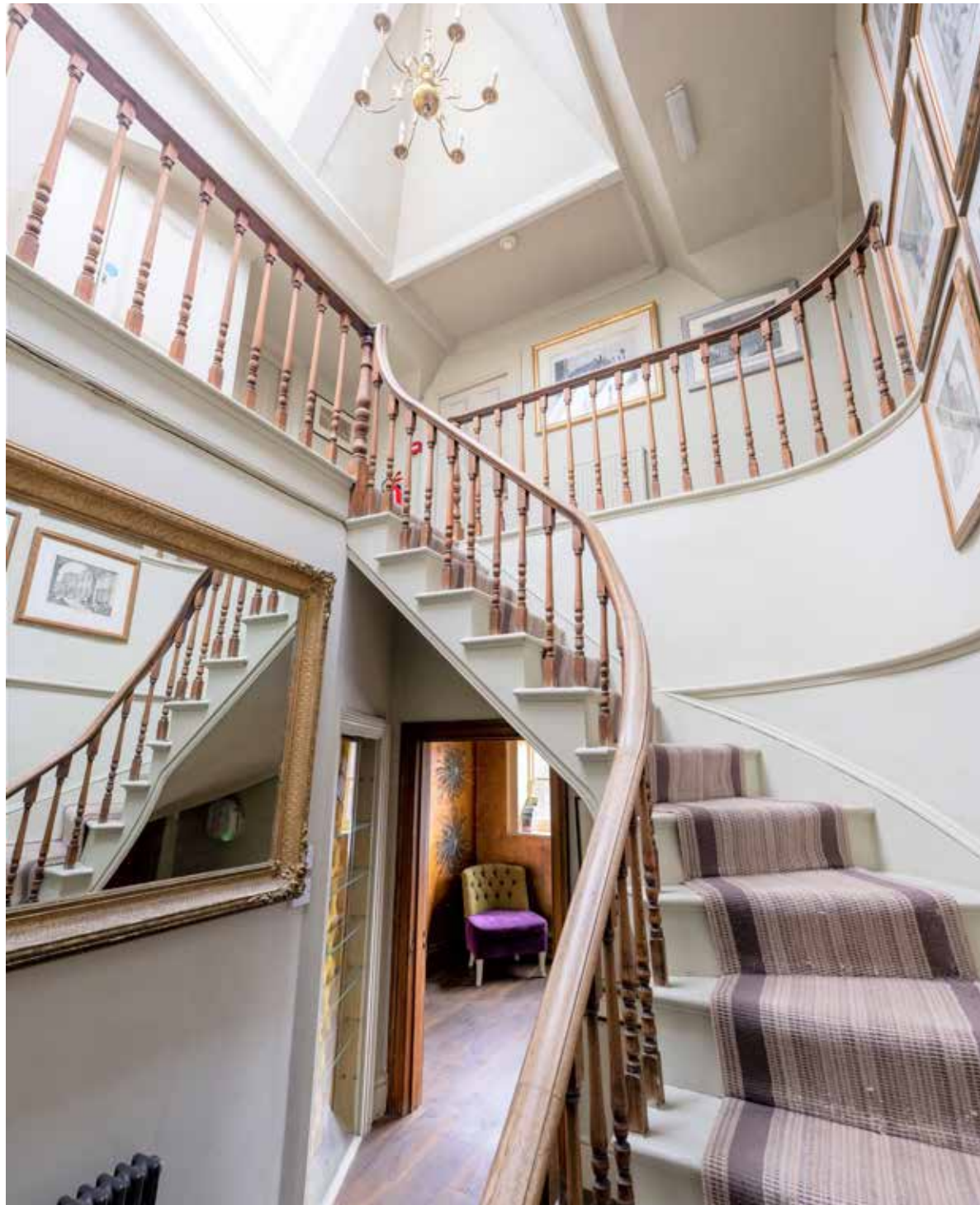








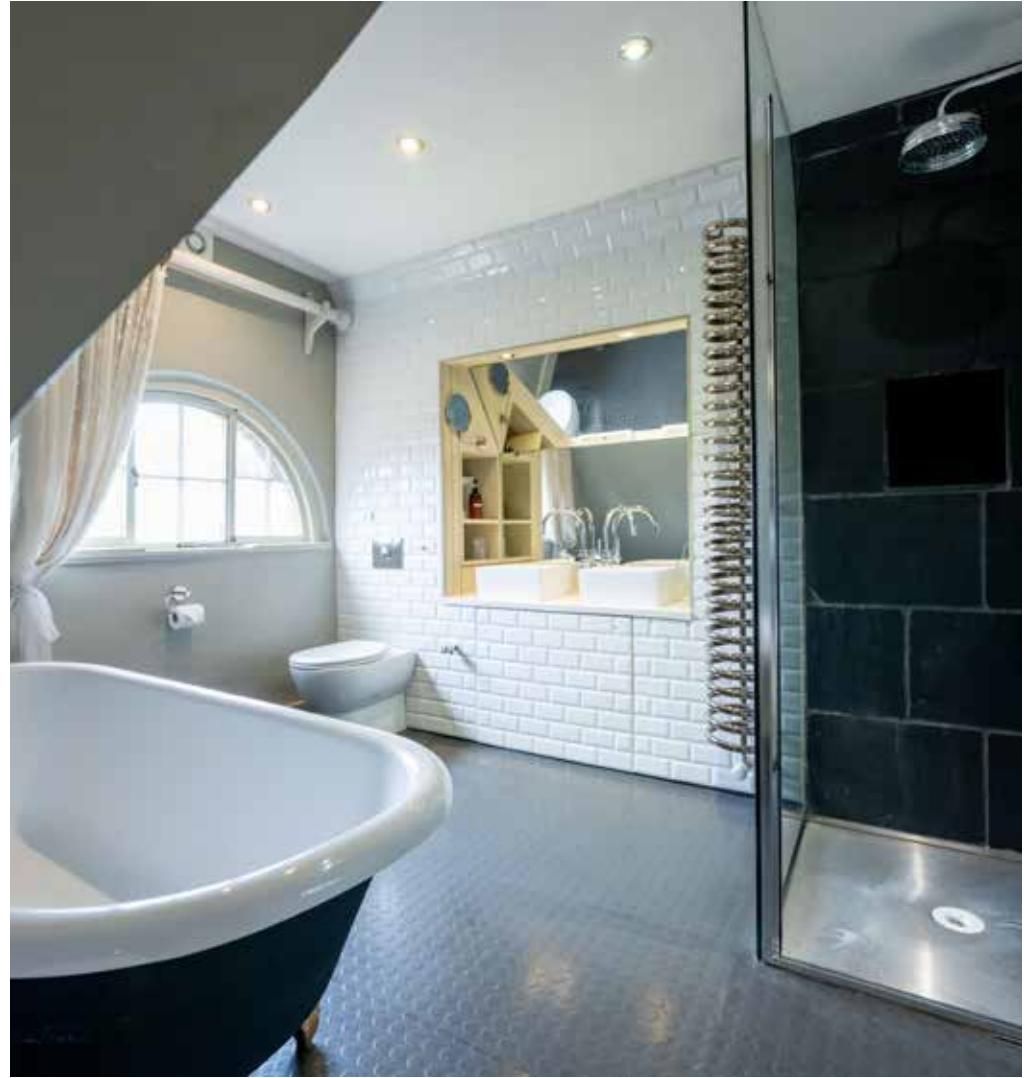
























# INFORMATION

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## On The Doorstep

Swaffham is a rural mid-Norfolk village there are a good range of local facilities and amenities including a Waitrose supermarket. The neighbouring village of Oxborough is famous for its church, St. John's, and the manor house Oxburgh Hall, ancestral home of the Bedingfeld family, now owned by the National Trust.

## How Far Is It To?

Further facilities can be found at Downham Market (14 miles), which also has an excellent railway link to London Kings Cross with a fastest journey time of 1 hour 30 minutes. Norwich, the cathedral city and regional centre of East Anglia, is approximately 29 miles distant and has a thriving cultural and historic centre and international airport to the north of the city. The North Norfolk coast, with its renowned sandy beaches, bird reserves and excellent sailing, are within easy reach

## Services, District Council and Tenure

Gas Central Heating  
Mains Water and Drainage  
Breckland District Council  
Council Tax Band- Rateable value £40,000  
Payable value with the 75% sector discount is £4,900 per year  
Freehold  
EPC: Exempt



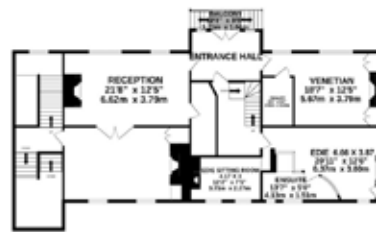
GROUND FLOOR  
200 SQ. FT. (18.58 SQ. M.) APPROX.



FIRST FLOOR  
891 SQ. FT. (82.12 SQ. M.) APPROX.



SECOND FLOOR  
200 SQ. FT. (18.58 SQ. M.) APPROX.



THIRD FLOOR  
100 SQ. FT. (9.29 SQ. M.) APPROX.



TOTAL FLOOR AREA: 5917 sq.ft. (549.7 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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