



Spring Grove  
Parish Road | Stratton Strawless | Norfolk | NR10 5LR

# SET AMONGST THE TREES



“This home is a wonderful surprise and a real gem, tucked away in a secluded setting among the trees, yet very close to Norwich, the Broads and Cromer.

In the same ownership for well over 40 years, it’s been the place where five generations of the same family have gathered, enjoying big family Christmases, summer pool parties, snooker tournaments and more.

This is your chance to make it your own, embracing the lovely lifestyle on offer.”



# KEY FEATURES

- A Substantial Detached 1950s House set in a Secluded Setting in the Village of Stratton Strawless
- Five Bedrooms including Principal Bedroom with Shower Cubicle, Large Bedroom/Games Room and Bathroom
- Kitchen/Breakfast Room with Separate Utility
- Ground Floor WC and Boot Room
- Sitting Room, Dining Room and Snug
- Integral Garage and Further Timber Garage
- Outbuildings include Two Stables and Two Store Rooms
- The Grounds extend to approx 1.23 acres (stms) and consist of Private Gardens, a Paddock and an Outdoor Swimming Pool
- The Accommodation extends to 2,414sq.ft inc Integral Garage
- Energy Rating: E

This is an absolute delight. A place where all the family can gather that's set up for fun and adventure. With stables, paddock and private gardens, scope to grow your own or have livestock, a peaceful setting with abundant birdlife, just a hop, skip and a jump from the city, you couldn't ask for a nicer place in which to make memories with your loved ones.

## *A Warm Welcome Awaits*

Built in the 1950s, this home has only changed hands a few times and the current family are only the fourth to have lived there. They moved here in 1977 where they raised their children, later welcoming their grandchildren and great grandson who have loved exploring, climbing trees and camping out. Her parents used to come for Christmas too, so the house has been well loved by five generations over the decades. Growing up, their children had a pony, picked fruit from the trees in the paddock, had goats, chickens, dogs and cats and enjoyed plenty of freedom and independence. There were pool parties and huge Christmas celebrations, and an open door policy for friends and family. Perhaps it's this that gives the house that lovely sense of warmth and a truly welcoming feel.





# KEY FEATURES

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## Make Your Mark

Today there is scope to update the property and give it that little bit of TLC, but there's no major work to do. On the ground floor, the spacious dual aspect sitting room has doors to the garden and a feature fireplace and is a really good size for a houseful or large family. There are two other reception rooms, as well as the kitchen breakfast room that sits at the centre. Upstairs, the games room has a full size snooker table that was put in here when the house was extended, put into position before the roof went on! The owner and her family have had a lot of fun here over the years, but you could use the room as a stunning master bedroom if preferred. There are four additional bedrooms and a family bathroom, with a shower in the current principal bedroom and a further cloakroom downstairs.

## Everything In Reach

The grounds are home to a number of outbuildings, including a large shed, garage, some storerooms and two stables. There's a greenhouse and vegetable garden, as well as the aforementioned fruit trees in one of the paddocks. It's beautifully private out in the garden, as you're surrounded by woodland and mature trees. Yet the main part of the garden is open and faces south, so you have a lovely sense of space and plenty of sunshine. You really could be anywhere when you're relaxing out here, yet you're only 20 minutes from the centre of Norwich, 20 minutes from the seaside resort of Cromer and 20 minutes from the heart of the Norfolk Broads. This makes it a great place from which to enjoy everything that this part of the world is known for. There are pretty towns and villages to explore, such as the market town of Aylsham with its independent shops, and National Trust properties such as Blickling and Felbrigg.





























# INFORMATION

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## On The Doorstep

Spring Grove 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 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 Chapelfields shopping centre, cinemas and theatres. There are also a number of very good schools in both the state and private sectors. There is an International Airport while a main line railway station 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

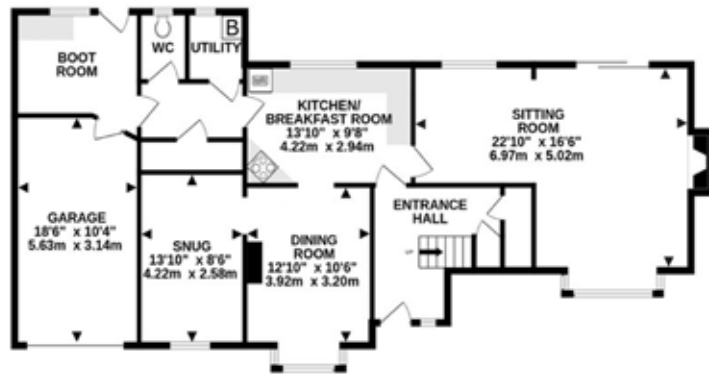
Leave Norwich on the A140 Cromer Road and pass the villages of Horsham St Faith, Newton St Faith and Hainford before taking a turning on your right hand side into Parish Road. Where after approximately 200 feet turn right into a gravel horseshoe driveway.

## Services, District Council and Tenure

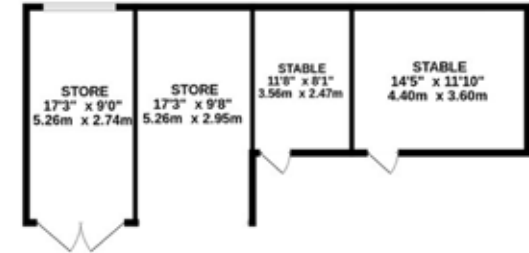
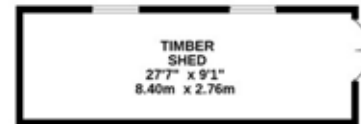
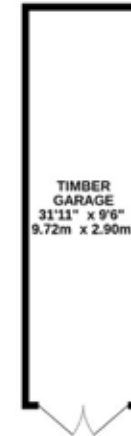
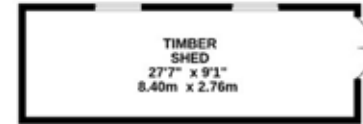
Oil Central Heating, Mains Water and Private Drainage via Septic Tank  
Broadland District Council – Council Tax Band F  
Freehold



1ST FLOOR  
1194 sq.ft. (110.9 sq.m.) approx.



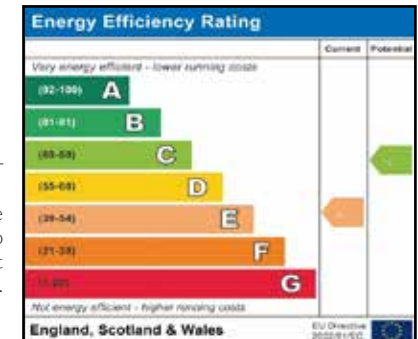
GROUND FLOOR  
1221 sq.ft. (113.4 sq.m.) approx.



OUTBUILDINGS  
1391 sq.ft. (129.2 sq. m.) approx.

FLOOR AREA - HOUSE (INC. GARAGE) : 2414 sq. ft. (224.3 sq. m.) approx.  
TOTAL FLOOR AREA: 3805 sq. ft. (353.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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