



THE STORY OF

# Cheney House

*Heacham, Norfolk*

SOWERBYS

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5 Cheney Hill, Heacham,  
Norfolk, PE31 7BX

Detached House

Private Location

Four Bedrooms

Three Reception Rooms

Kitchen/Dining Room

Two Bathrooms and Separate WC

Attractive Gardens

Ample Parking

No Upward Chain

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“Such a comfortable home, it’s been a perfect place to entertain family and friends...”

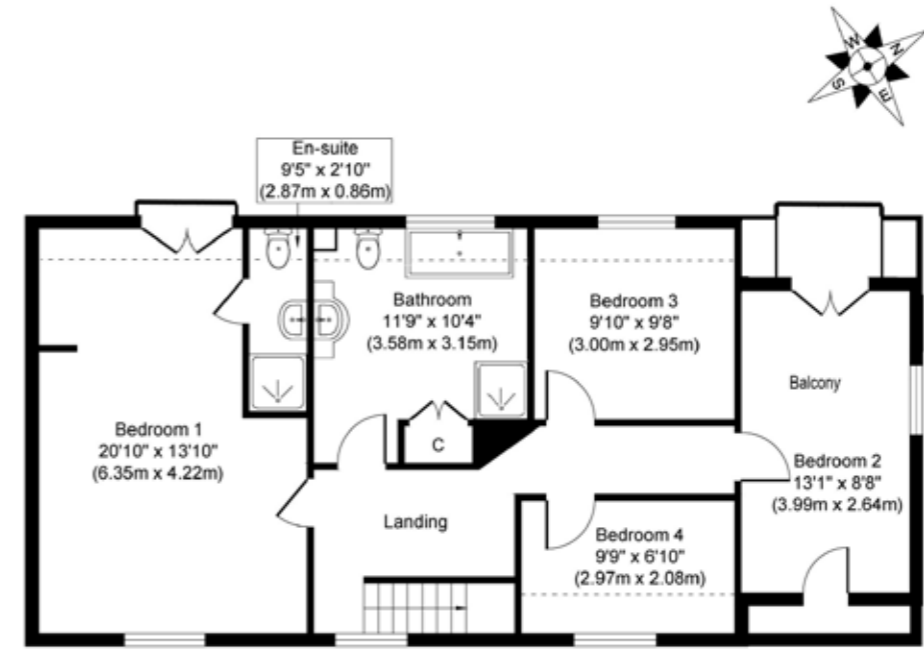
Tucked away in the heart of this popular coastal village, Cheney House offers complete privacy whilst being just a short walk from the beach and the village centre. Its spacious accommodation, delightful mature plot, and discreet setting make this a truly unique opportunity.

The large sitting room is a family favourite with its feature fireplace perfect to gather around. Running from front to back, this triple aspect space is bathed in natural light, and french doors lead out to the patio and the private gardens beyond. With the formal dining room the setting for many, the room offers the space to breathe. As is so often the case in a family home, the kitchen is the hub of

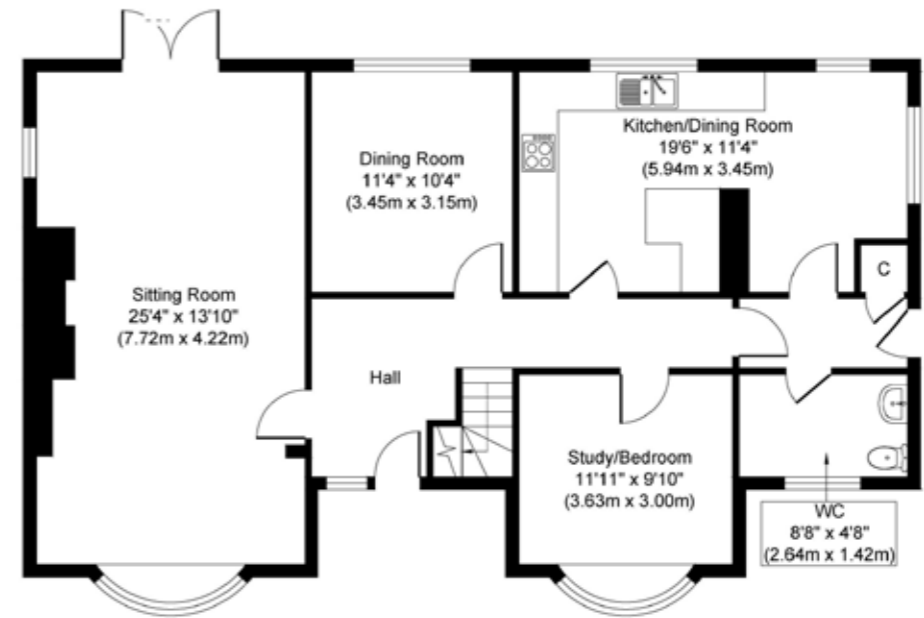
the home, and this kitchen/dining room has been the perfect place for family and friends to chat and catch up. With working from home more common in recent years, Cheney House is perfectly prepared with a lovely bay-windowed study. Alternatively, this would make an ideal ground floor bedroom, and completing the ground floor is a large cloakroom and WC.

On the first floor there are four good-sized bedrooms, with the principal having an en-suite shower room. Bedrooms one and two both have balconies, taking advantage of the private location and views over the mature garden. Finishing off the first floor is a large family bathroom.





**First Floor**  
Approximate Floor Area  
864 sq. ft  
(80.26 sq. m)



**Ground Floor**  
Approximate Floor Area  
1067 sq. ft  
(99.12 sq. m)

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.

Outside, a private driveway leads to the brick-weave parking area and outbuildings. Set back from the road, Cheney House sits amid its wrap-around gardens, with formal lawns, and patio areas for entertaining. An abundance of mature plants, shrubs and trees attract a fine array of wildlife and create a tranquil haven within this popular seaside village.

A much loved home for our sellers, Cheney House offers a wonderful blend of space and privacy and is ready for a new owner to move in and begin making memories.



“Both the privacy of the gardens, and the abundance of wildlife, are wonderful.”

ALL THE REASONS

# Heacham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Norfolk Lavender on the A149 coast road is the landmark that tells you you've arrived at Heacham. Long

popular with local families, thanks to a thriving primary and junior school, the village is large and offers a diverse blend of period properties and newer additions, plus a growing number of stunning beachfront houses, many with beautiful, first floor living areas that take full advantage of their shoreline position and rolling sea views.

Along with numerous pretty carrstone period houses, the village has grown in recent years and is bordered by a new development, Butterfield Meadow, on the edge of Hunstanton to the east and Lamsey Lane to the west. It is well-serviced by two supermarkets, Tesco Express and Lidl on the A149, a Post Office, electrical store, chemist, GP surgery and gym, along with an alternative health clinic.

Spending time outside is part of everyday life here – it could be why so many of us become dog owners to enjoy a daily walk or two. Indulge your love of the great outdoors further with a bike ride or game of golf. Cyclists should pit-stop at A E Wallis, which has been selling and servicing bicycles since 1939. If golf is your game, enjoy a round at Heacham Manor, rated in Golf World's Top 100 Golf Resorts, or perfect your swing at its driving range. Alternatively, slow the pace with an easy walk to one of the village's two beaches where you will find a sandy spot to enjoy one of west Norfolk's legendary sunsets.

It's easy to see why this coastal village offers the best of both worlds and appeals so much to those looking for a much-coveted home within walking distance of the beach and amenities, but without the bustle of a busy tourist trap. Come and discover your place in the sun, too.



*Note from Sowerbys*



Heacham Beach

“The beach is marvellous, and just a few minutes away.”

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## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

To be confirmed.

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.

## LOCATION

What3words: ///tadpoles.litigate.rash

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.

# SOWERBYS



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