



THE STORY OF

Warren Oaks

Shouldham, Norfolk

SOWERBYS



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Warren Oaks

Fairstead Drove, Shouldham, Norfolk
PE33 0DL

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Around 7 Acres of Equestrian Facilities (Stms)

Open Plan Kitchen/Dining and Sitting Area

Hand Crafted Kitchen and Hidden Pantry Room

Bright Lounge with Double French
Doors and a Log Burner

Four Bedrooms and Four En-Suites

Ground Floor Bedroom

Arena, Walker, Stables and Tack Room

On the Edge of the Splendid Shouldham Warren

A Lovely Rural Setting

Peaceful and Tranquil Location

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“This has been our haven. A peaceful location, but the village also has a great community - everyone is very friendly.”

Nestled within a lovely rural setting, offering a lifestyle which is peaceful, tranquil, and immersed in natural beauty, Warren Oaks is - perhaps - one of a kind.

Situated on the edge of the splendid woodland of Shouldham Warren, this home presents a unique opportunity for those seeking a superbly presented residence combined with excellent equestrian facilities, spanning almost 7 acres (stms) - and acces to miles of hacking. The meticulously maintained grounds feature an arena, stables, tack room, walker, field shelters and more, ensuring that your equine companions are well-cared for and protected from the elements. The horse walker has been

something which our clients have felt has been incredibly useful for them. The device encourages a horse to walk in an oval, at a steady pace and maintains fitness - along with the ability to help a horse recovering from injury. With extensive fencing upgrades too, completed in recent years, you can rest assured that your horses will remain safe within the boundaries of this exceptional property.

Approaching Warren Oaks, you'll be captivated by its picturesque location and idyllic surroundings. There is a charm within the village which is sure to encapsulate you, and make you appreciate the community and countryside of this quaint, but popular, village.





As you enter the property, the sense of space and brightness in the reception hall welcomes you warmly.

The heart of the home lies within the open plan kitchen, dining, and sitting area, where a hand-crafted kitchen awaits. Designed for both culinary enthusiasts and entertainers, this bespoke kitchen exudes charm and functionality. The electric AGA cooker is perfect for your budding chef, and with a hidden pantry adjacent to the kitchen - cooking essentials are easily accessible, yet neatly tucked away.

The separate, bright lounge offers a cosy retreat. During colder months, the log burner adds warmth and ambiance, making the perfect atmosphere for relaxation. Meanwhile, the french doors leading to the rear garden provide access to an enchanting space to host gatherings and enjoy al-fresco dining with friends and loved ones.

Warren Oaks caters to multi-generational living, with a ground floor bedroom which features convenient access to an en-suite shower room. This area of the property offers the potential for a self-contained annexe, providing flexibility and privacy for extended family members or guests.

Venturing upstairs, you'll discover three generously sized bedrooms, each offering breath-taking views of the surrounding paddocks and fields. Two of the bedrooms have their own separate walk-in spaces, ideal as dressing rooms or wardrobes. Accompanying the views on all of the bedrooms on this floor are Juliet balconies, adding a touch of luxury to these well-designed spaces. A Jacuzzi bath in one of the en-suites creates your own spa-like ambiance, further enhancing the luxurious feel of this home.

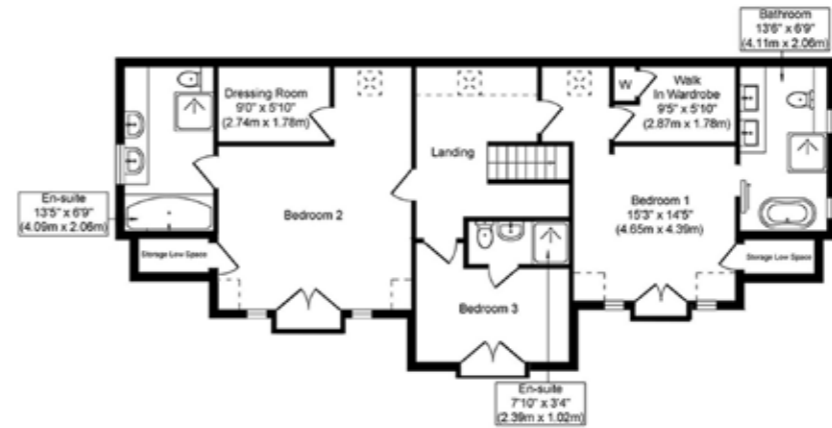
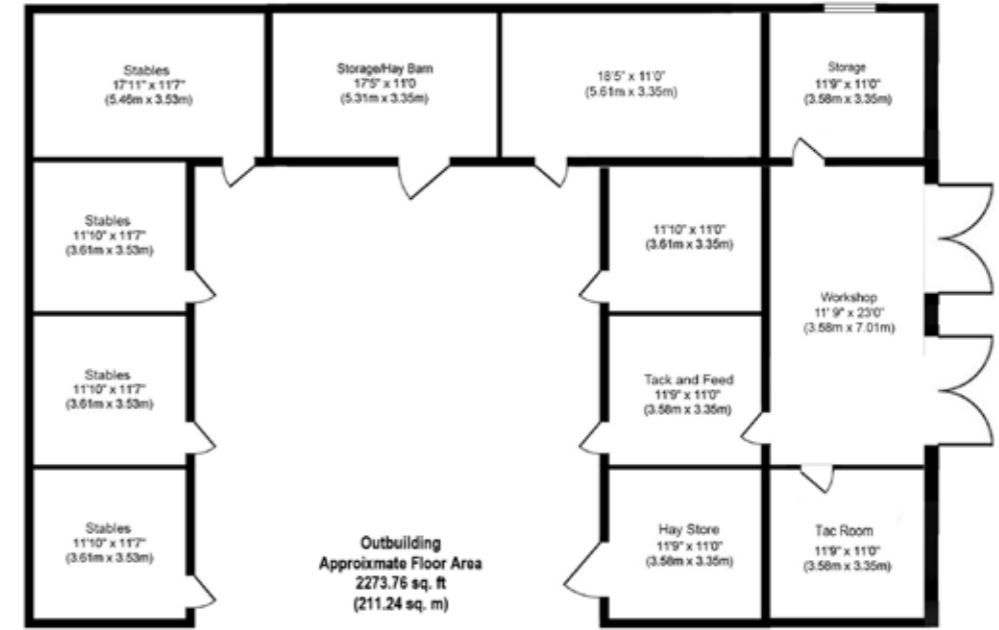






Beyond the allure of the interior, the beautifully manicured garden provides a private sanctuary where you can unwind while observing your horses grazing in the nearby paddocks. Additionally, the property offers a double cart shed with ample storage space, which, subject to planning permission, could be transformed into additional living accommodation.

Warren Oaks presents an unparalleled opportunity for those seeking a home which combines exquisite living spaces with exceptional equestrian amenities. With meticulous attention to detail evident throughout the property - and its surroundings - Warren Oaks stands as a testament to the perfect harmony of rural living, natural beauty, and luxurious comfort.



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.



ALL THE REASONS

Shouldham

IN NORFOLK
IS THE PLACE TO CALL HOME



A thriving picturesque village, Shouldham is situated approximately two miles off the A134

trunk road.

The village has its own Ofsted 'Outstanding' rated primary school, bowls and social club, 16th century pub and restaurant, post office, function hall and church.

There is also a village green, playing field, and popular forestry commission warren providing excellent walking and riding areas.

Shouldham has an hourly bus service to King's Lynn. Further amenities, together with main line railway stations, can be found in King's Lynn (nine miles) and Downham Market (six miles). Closer rail links with London connections can be found in the neighbouring village of Watlington (four miles).

Nearby King's Lynn is located on the banks of the River Ouse and is steeped in maritime history, with its fishing port still widely used today.

From the much filmed old medieval centre around King's Lynn Minster to the redeveloped and pedestrianised Vancouver Quarter shopping centre.

The town has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches.

There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library.

The town holds weekly markets and many events throughout the year.



Note from the Vendor



"Going into the woods is so peaceful.
You can walk for miles."

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Septic tank for the outside toilet, only.
Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0845-2835-6875-9508-2925

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: ///lyrics.exam.intend

AGENT'S NOTE

The paddock to the front was purchased separately and it has an uplift clause of 50% for a period of 25 years - as of 2020.

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.

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