



THE STORY OF

# Little Edgewood

*Reepham, Norfolk*

SOWERBYS



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# Little Edgewood

Norwich Road, Reepham, Norfolk  
NR10 4NR



Substantial Detached Residence

Almost 5,000 sq. ft of Accommodation

Five Bedrooms

Four Bath/Shower Rooms

New Oil Boiler Installed in 2023

Additional Two Bedroom Self-Contained Annexe

Gated Grounds Approaching 2 Acres (stms)

Highly Sought-After Location

Excellent Schooling Facilities Nearby



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“A home with the ability to welcome friends and family into a large and versatile space.”

Little Edgewood is a highly individual detached residence, set in gated grounds approaching two acres (stms) in a highly sought-after part of the popular market town of Reepham.

Extending to an impressive 4,951 sq. ft. this sprawling home offers highly flexible accommodation that could be adapted to suit a wide variety of needs and desires. With the added benefit of a fully self-contained two-bedroom annexe, spacious outbuildings and extensive grounds, this unique home offers maximum versatility.

Set well back from the road behind private gates, the main residence is set

over two floors with extensive living space and bedrooms to both floors, which briefly comprises: a lobby, central entrance hall, 42ft long triple aspect lounge - with french doors onto a sun terrace, an impressive modern kitchen - with open plan dining/family area, a library/study, sprawling conservatory, and a cloakroom.

The ground floor of the main house also boasts two spacious double bedrooms and one with a luxurious en-suite. To the first floor there are three further double bedrooms, two with en-suites and a family bath/shower room.







The self-contained annexe has its own garden area and spacious accommodation. It has an independent entrance, open plan lounge/dining room, kitchen, two bedrooms, shower room and a utility room. Set between the main residence and the annexe is a large room which measures 26'5 by 19'2 and is currently being used as a games room and gym. This area provides further flexibility and could be adapted to suit a variety of uses.

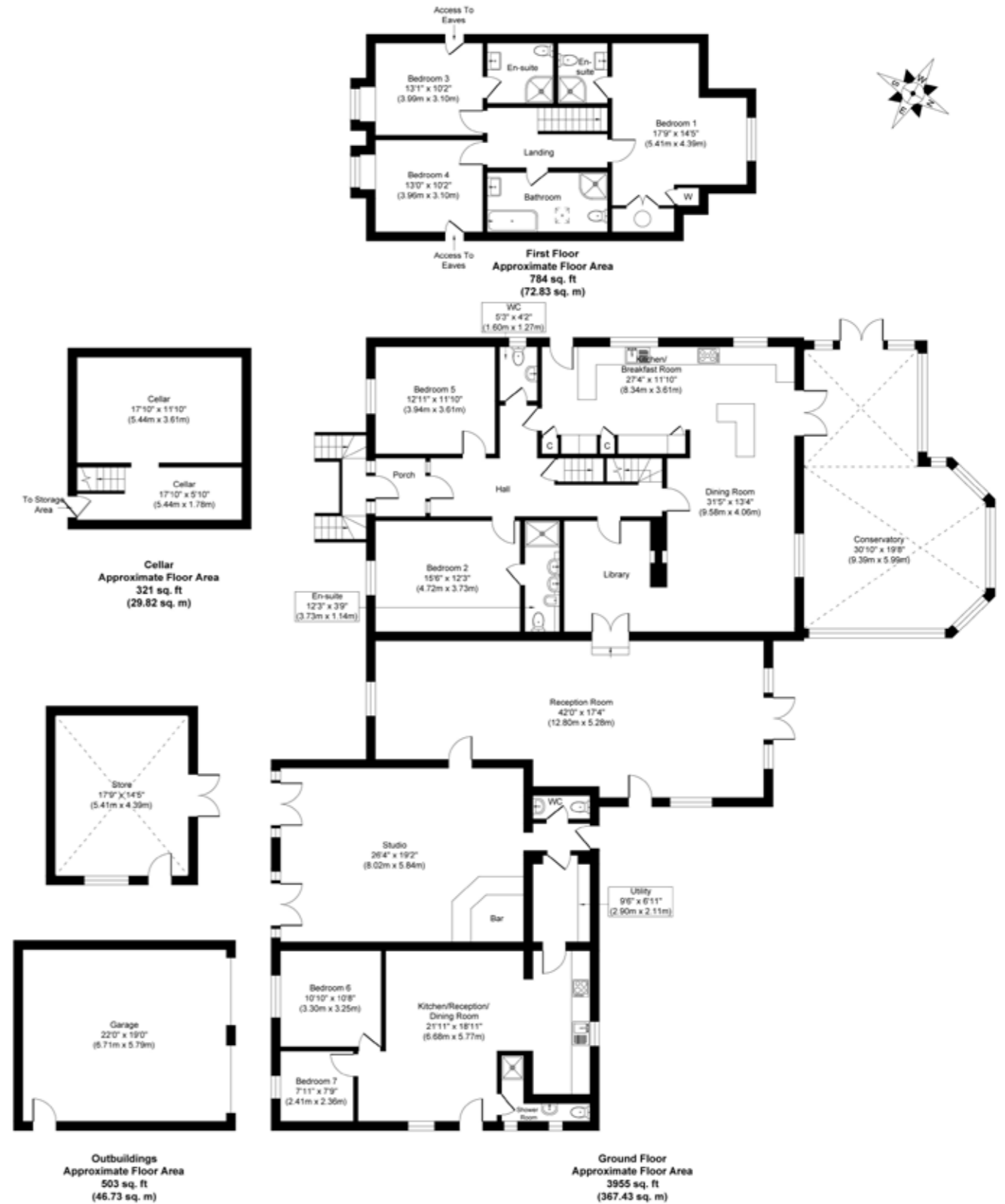
Little Edgewood is approached via an opulent gated and pillared entrance, which leads onto an extensive hard standing and courtyard area with parking and storage options for many cars. There is a detached double garage on the west elevation and soft landscaping provides an attractive and private environment.

The rear garden boasts extensive paved sun terraces and enjoys a delightful southerly aspect, the perfect area for outside entertaining. The terrace looks over a perfectly flat central lawn that is enclosed by a mixture of mature hedgerows and panelled fencing. There is also a very useful and spacious garden store.

The home is located in a particularly attractive and sought-after part of Reepham and close to great schooling facilities and the vibrant market square. Both Norwich and the north Norfolk coastline area easily accessible.



“Our seller has loved the versatility of the home, managing to host many guests and even home concerts.”



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



# Reepham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings in this popular town. About 12 miles to the northwest of Norwich, Reepham has held its 'market town' status since 1277, continuing to hold a market in the square every Wednesday.

There's a large selection of shops for a town of its size, including: a small supermarket, several cafes and Dial House Restaurant and Bed & Breakfast. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store, and there are two further public houses.

The town has a highly regarded primary school and an 'outstanding' secondary school with an adjoining sixth form college. In the town there is a large park with a wide range of facilities including an adventure playground and public tennis courts.

According to legend the town once had three churches, built by three sisters - as depicted on the town sign - although the remains of only one are present today and St Mary's is the single parish church.

The market town of Aylsham is a short drive away, and offers a wide selection of amenities, and the nearby Georgian town of Holt enjoys a wide variety of shops, restaurants, galleries and individual boutiques, as well as the highly regarded Gresham's School. The Cathedral City of Norwich is approximately half an hour by car and offers access to all the major rail links and Norwich International Airport.

Located in a rural position on Marriotts Way, a trail of former railway trackbed, Reepham is ideally situated for walking and cycling. The North Norfolk coast is just a few miles away and is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.



Note from Sowerbys



"Reepam town centre is thriving. You're a short stroll away from an eclectic mix of cafes and shops."

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SERVICES CONNECTED

Mains water and electricity. Private drainage.  
Oil fired central heating, with a new oil boiler being installed in 2023.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 9056-2832-6190-9905-8031

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: ///chiefs.storeroom.book

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