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THE STORY OF
Ashendene
Edgefield, Norfolk

SOWERBYS

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Ashendene

The Green, Edgefield, Norfolk
NR24 2AL

Individual Detached Residence

Three Bedrooms and Two Bath/Shower Rooms

High Quality Fitted Kitchen

Triple Aspect Formal Sitting Room

Conservatory and Sun Terrace

Principal Bedroom with En-Suite

Glorious Landscaped Gardens and a
South-Facing Rear Garden

Attached Double Garage

Generous Space for Several Vehicles

Pretty Village Setting

SOWERBYS HOLT OFFICE

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“We’ve enjoyed a slower pace of life since living here, to enjoy the area and the wonderful coast line.”

Intricate brick and flint elevations conceal a modern home built and designed to an individual style with great flair and set in gloriously landscaped gardens that enjoy a discreet and private village setting.

Ashendene is a distinguished, detached residence which commands an idyllic village setting, and is perfectly placed to embrace the wonderful coast and country life north Norfolk has to offer.

Originally built in the late 1990s to a highly individual design and style, this impressive and modern home showcases classic brick and flint elevations which perfectly honour and embrace the local architectural style and vernacular.

Discreetly tucked away - just off the village green at Edgefield - this delightful residence enjoys a high degree of privacy whilst basking in wonderfully maintained gardens on all sides.

Extending to more than 1,800 sq. ft. and set over two floors, the accommodation is versatile, well-balanced, and immaculately maintained throughout.

An entrance vestibule opens into a central hall which features an elegant turning staircase and guest WC.

A triple aspect formal sitting room provides a sumptuous reception with decorative fireplace whilst sliding doors lead onto a conservatory which seamlessly connects the living area to the gardens.

The formal dining room sits off the main reception and features a bay window, providing a delightful entertaining space.

A modern, fitted kitchen/breakfast room spans more than 22 ft. in length and features a comprehensive range of quality cabinets and integrated appliances - whilst also incorporating a breakfast/dining area. Off the kitchen is a utility room and access to the attached double garage.

The first-floor features three double bedrooms which includes a principal suite fitted with wardrobes and an en-suite shower room. Bedrooms two and three each feature fitted wardrobes and are served by the family bathroom.





Ashedene commands a glorious, landscaped plot and is set well back from the road to create a highly private and discreet environment.

To the front of the property, an extensive courtyard hardstanding provides ample off-street parking options and access to the attached double garage.



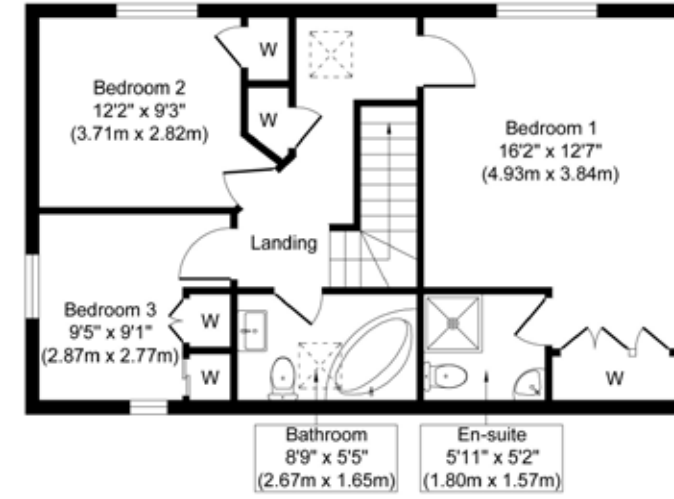
The rear gardens wrap around the property on two sides to create a magical outlook and enjoy a high degree of privacy thanks to mature and established boundaries. The gardens feature paved sun terraces looking out over manicured lawns whilst well-stocked and neatly tended beds provide colour and definition.



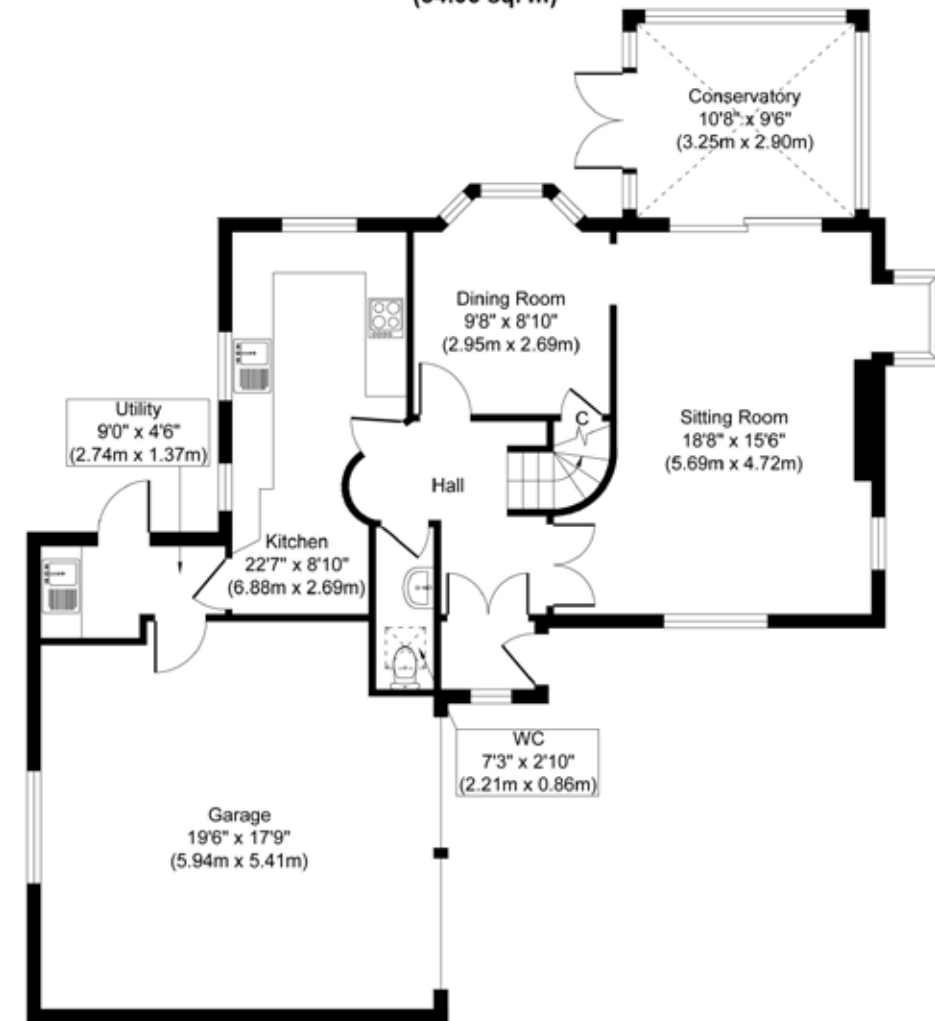
A summer house occupies a sunny corner and features an additional paved terrace ideal for evening entertaining, whilst the attached garage - to the front - ensures secure parking options and features remote access electric doors.

With a discreet setting in the pretty village of Edgefield, this village has a thriving community and benefits from an excellent and highly renowned pub and restaurant. The historic, Georgian market town of Holt is just 3.5 miles to the north and the coastline is slightly beyond that. Edgefield also enjoys good access to the city of Norwich which lies less than 20 miles to the south.





First Floor
Approximate Floor Area
582 sq. ft
(54.06 sq. m)



Ground Floor
Approximate Floor Area
1255 sq. ft
(119.56 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.

ALL THE REASONS



Edgefield

IN NORFOLK
IS THE PLACE TO CALL HOME



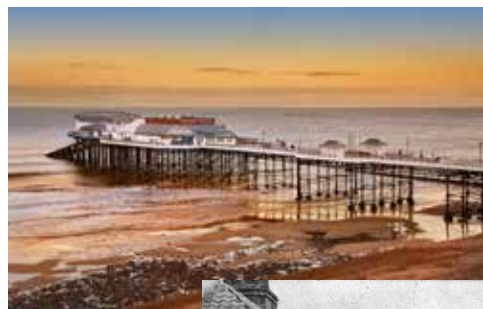
Centred around its village green and pond, Edgefield is a pretty rural village, nestled in the Norfolk countryside. It's within

easy reach of the north Norfolk coast, Cley-next-the-Sea and Blakeney being 7 miles away, and Norwich is around 19 miles to the south.

Just 3 miles away is the lively Georgian market town of Holt, with a traditional butcher, fishmonger and greengrocer, and its own department store and food hall, Bakers and

Larners, a local landmark which has been run by the same family since 1770. There's also a collection of chic boutiques and luxe lifestyle stores, and plenty of places to idle over a coffee or bite to eat.

Between Holt and Edgefield lies the Holt Country Park with extensive footpaths enjoyed by dog walkers, and regular family activities in an unspoilt natural setting. Edgefield village has a variety of activities based in the village hall, a church and a popular gastro pub, The Pigs, with luxury spa accommodation.



Note from the Vendor



“We’ve loved the view onto the rear garden.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via a septic tank.
Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9873-3027-4206-6427-5200

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: ///frown.retract.snuggle

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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