



Tasburgh Road, Saxlingham Thorpe, Norwich

Guide Price £950,000 Freehold

Energy Efficiency Rating : E

- ✓ Substantial Detached Family Home
- ✓ Approx. 1.34 Acre Plot (stms)
- ✓ Open Plan Living
- ✓ Six Bedrooms
- ✓ Stunning River Frontage
- ✓ Hand Crafted Kitchen/Breakfast Room
- ✓ Tennis Court, Pool House with Sauna & Pool
- ✓ Double Garage, Cellar & Workshop

**STARKINGS  
&  
WATSON**

To arrange an accompanied viewing please call our Poringland Office on 01508 356456





### IN SUMMARY

**NO CHAIN.** Just a few miles south of Norwich, this **INDIVIDUAL** detached family home of over 3680 Sq.ft (stms) offers **RIVER FRONTAGE** and the **MOST STUNNING COUNTRY GARDENS**, with the plot extending to some 1.34 Acres (stms). With **PRIVATE WOODLAND WALKS** along the **RIVER TAS**, a game of **TENNIS** on your own **COURT** with friends, or a chance to **RELAX** in the Spa Pool and Sauna, this truly is a destination home. **BESPOKE BUILT** to our vendors specification, and developed over the years, the **INTERNAL ACCOMMODATION** includes **ANNEXE OPTIONS** utilising the 20' **GAMES ROOM**, a **CELLAR**, whilst much of the ground floor is **OPEN PLAN** and flexible. The sitting room flows seamlessly into the dining room and **GARDEN ROOM** - with **PANORAMIC VIEWS** across the **TREE LINED** rear vista. Bi-folding doors take you into the **KITCHEN/breakfast room**, with a study, cloakroom, shower room and two utility rooms adjacent. Upstairs, **SIX BEDROOMS** lead off the landing, with an en suite and family bathroom.

### SETTING THE SCENE

Tasburgh Road leads off the A140, opening to a rural setting, with the property set back from the road, with a brick weave driveway and double garage to front. Hedging screens the property from the road, whilst this unassuming frontage hides substantial grounds. Gated access leads to the rear garden, with independent access to the tennis court.

### THE GRAND TOUR

Stepping inside, the hall entrance gives you a glimpse of the space and style of the property, with stairs rising to the galleried landing. There is ample storage under the stairs, whilst wood flooring runs under foot for ease of maintenance. The accommodation flows allowing the reception spaces to be used as one open plan area if required, whilst the study and cloakroom are tucked away to the front of the property. The study is formed with two sections, allowing two independent spaces, or storage. Built to our vendors specification, an internal work shop is situated behind the study, with space to open plan this room and make a larger study or home office space if required. The cloakroom is perfect for visitors with a two piece wall hung suite installed. Heading into the sitting room, the main living space runs front to back, with wood flooring under foot and a feature exposed brick fire place. The dining room and garden room all flow seamlessly, with a door into the kitchen, and bespoke bi-folding doors into the breakfast area which allow the room to be separated if necessary. Architecturally designed, the rear of the property is mainly glazed with large tip and tilt windows or doors, allowing for the view to be enjoyed through the trees and down to the river. The kitchen offers a high specification finish with Corian work surfaces and splash backs. With a range of integrated appliances, twin ovens and a microwave combination oven have been stacked, whilst various work surfaces sections have been







cleverly placed for working and the recessed sink unit. A bespoke desk area sits to one end. Two doors lead off into the utility room where further white goods are kept. A more formal laundry/utility room leads beyond and into the workshop. You can also find the games room and an adjacent shower room. This could easily form an annexe area if required, with the games room finished with a wood burner, central heating, wood flooring and a range of storage cupboards.

Heading upstairs, the galleried landing is carpeted and offers a large built-in storage cupboard. Doors lead off to six individual and spacious bedrooms. Four of the bedrooms include built-in storage, with all rooms finished with double glazing. Each room is individual in its style, including the main bedroom with a bespoke en suite which has been finished to a high standard. With a wall hung W.C and concealed cistern, the hand wash basin is wall mounted with storage under, and a shower cubicle is finished with tiled splash backs and a heated towel rail. The family bathroom is finished in a matching style, but instead incorporates a bath with a shower over.

A cellar has been created as part of extension works over the years. Accessed externally, this secure space has been used as a large wine cellar for many years, with two rooms measuring 10' x 17'. Power and lighting has been installed, with the rooms staying wonderfully cool.

## THE GREAT OUTDOORS

Sitting towards the front of the 1.34 acre plot (stms), the driveway and garage hides what lies behind. Independent access leads from the driveway to the tennis court, with high level fencing. The main gardens are to the rear of the property, stepping out of the kitchen, a raised patio seating area offers a beautiful view across the lush lawn and down to the river. With a tree lined rear aspect and total privacy, steps lead down passing well stocked and raised planted borders. Lights have been installed throughout the garden, which transforms the place in late summer evenings. Topiary hedging and an array of colours creates an amazing back drop, with the lawn heading down to the working garden, and various outbuildings including a barn. The working gardens include caged soft fruit and vegetable plots, where an area of woodland sweeps around the rear of the plot, where a secluded setting can be found, filled with Bluebells, Snowdrops and Lily of the valley in the spring, perfect to sit and enjoy the river frontage. The view looking back from the river and to the main house is something to behold. Beyond the tennis court, a pool house can be found with changing facilities, shower and a sauna, with a heated Jacuzzi style pool recessed into the patio.









### **OUT & ABOUT**

Saxlingham Thorpe is situated approximately eight miles south of Norwich, and two miles north of Long Stratton. Forming the original part of Tasburgh with numerous period properties, Tasburgh offers Junior Schooling, Public House and regular bus services to Norwich, Long Stratton and Diss. Long Stratton offers a wealth of amenities, including further Schooling and High School, and various shops and eateries.

### **FIND US**

Postcode : NR15 1LN

What3Words : ///incorrect.brushing.chin

### **VIRTUAL TOUR**

View our virtual tour for a full 360 degree of the interior of the property.

### **AGENTS NOTE**

The property benefits from a dual central heating system, with oil fired central heating boiler working in tandem with a wood burning boiler if required.









Basement



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

3689.65 ft<sup>2</sup>  
342.78 m<sup>2</sup>

Reduced headroom

14.81 ft<sup>2</sup>  
1.38 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.