



Beechwood House
Fersfield Road | Kenninghall | Norfolk | NR16 2DP

A SCANDINAVIAN TALE



Do they build better houses in Scandinavia?

When you see the build quality and thoughtful planning that went into this three-bed-two-bath home, a bespoke construction of a Scandinavian design, you may well think so!

Beautifully landscaped gardens of about a third of an acre and a superb edge-of-village location complete the perfection on offer here.



KEY FEATURES

- A Bespoke Scandinavian Designed House in the Village of Kenninghall
- Three Bedrooms; Two Bathrooms
- The Main Bedroom benefits from a Dressing Room and En-Suite Shower Room
- Kitchen/Dining Room with Separate Utility and WC
- Sitting Room and Office
- Beautiful Landscaped Gardens with Glass Sided Summerhouse
- Curved Deck, Pond and Vegetable Beds
- Cart Lodge and Workshop
- The Accommodation extends to 2,261sq.ft
- Energy Rating: D

If you're looking for an ultra-efficient, low-maintenance modern home –move-in ready, leaving you nothing to do beyond unpacking – here it is! Built in 2000 to a unique design, this is a house with a difference.

Notice The Difference

Wood – durable, warm, beautiful – is a big part of that difference. You'll notice it as soon as you enter. It's not laminate. Those floors are solid polished beech, as are the staircase, windows and doors – hence the house name. Efficiency is another part of that difference. Triple-glazed, the elegant tall windows allow radiant heat in while retaining electrically generated heat inside, resulting in much lower than average monthly energy bills. The high windows also afford plenty of light throughout this remarkably airy house.

Explore The Inside

Entry is into a bright hallway with an open staircase ahead. To the right, a capacious sitting room runs the full depth of the house lit by windows on three sides and French doors facing west. A gas fire provides all the cosy focus of a wood-burning stove with none of the mess. Next door, a brilliantly-conceived home office hides all of life's unsightly admin behind cupboard doors and a roll-down wooden screen – a better example of functional built-in furniture would be hard to find. The L-shaped kitchen is made up of a practical wide galley layout of wooden cabinetry with beech counters. Of good solid build, these are the original fittings. Open at one end, the kitchen leads directly to the dining room – a practical modern floorplan which keeps diners out of the kitchen yet within comfortable chatting reach.





KEY FEATURES

Discover Upstairs

The beautiful polished wooden flooring continues upstairs in the bedrooms (the carpeted room is actually a rug) and both bathrooms. A shower room and a dressing room make up the master suite. The family bathroom contains a shower stall in addition to a rather unusual bathtub. Flat-top, rather than roll-top, it invites you to place a cup of tea or glass of wine around its rim while you soak. Nothing if not practical, this Scandinavian design. The loft, part-boarded, has been likened to a church roof by the owners. It's a massive space in which it would be relatively straightforward to slot a couple more bedrooms if needed, subject to local planning permission.

The Outside

Outside, a curved deck meanders around a wildlife pond at the back of the house. From here you can look either down the garden or across the fields to the side where you might see deer, or a barn owl hunting at sunset. This is not just a beautifully sheltered and totally private haven, it's also completely dog-proof. Well landscaped, it includes many of the best features of a country garden – fruit trees, a shrubbery, a fernery, beech hedges, woodland, a vegetable plot with raised beds and a fruit cage, a shed and of course a greenhouse. Sun travels across the garden all day so there's always a sunny spot to sit. A variety of mature trees and shrubs ensure there's always a spot in the shade too. At the bottom of the garden is a glorious glass-sided summer house. At over 300 square feet, and with a polished pine floor, white-washed walls and soaring pitched wood roof, it's more than just a place to sit in the garden. Fully wired, it's a great workspace also. Running water here would be a simple and useful improvement if required. The drive can accommodate plenty of cars either outside or inside the large open-fronted wooden cart lodge which also has a benched workshop and mezzanine storage area.





























INFORMATION



On The Doorstep

Kenninghall is a thriving and well set up village with a primary school, two pubs offering accommodation and food, a surgery, a shop and a post office. Beautiful Norfolk countryside is on the doorstep with many local wildlife sanctuaries such as Boyland Common, Redgrave and Lopham Fen, and Thetford Forest. Banham Zoo is just a short drive away. The village is very well placed for wider connectivity with the busy market town of Diss with its supermarkets, boutique shops and Corn Hall arts centre just 15 minutes by car. From here, trains depart regularly for London, Norwich and Ipswich or to Cambridge via Stowmarket. The arterial A11, meanwhile, is ten minutes away putting Thetford and Norwich in easy reach by car.

How Far Is It To

The beautiful vibrant cathedral city of Norwich is approximately 20 miles to the north on the A140 or A11. Norwich has two shopping centres to include Chapelfields and The Mall, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport.

Directions

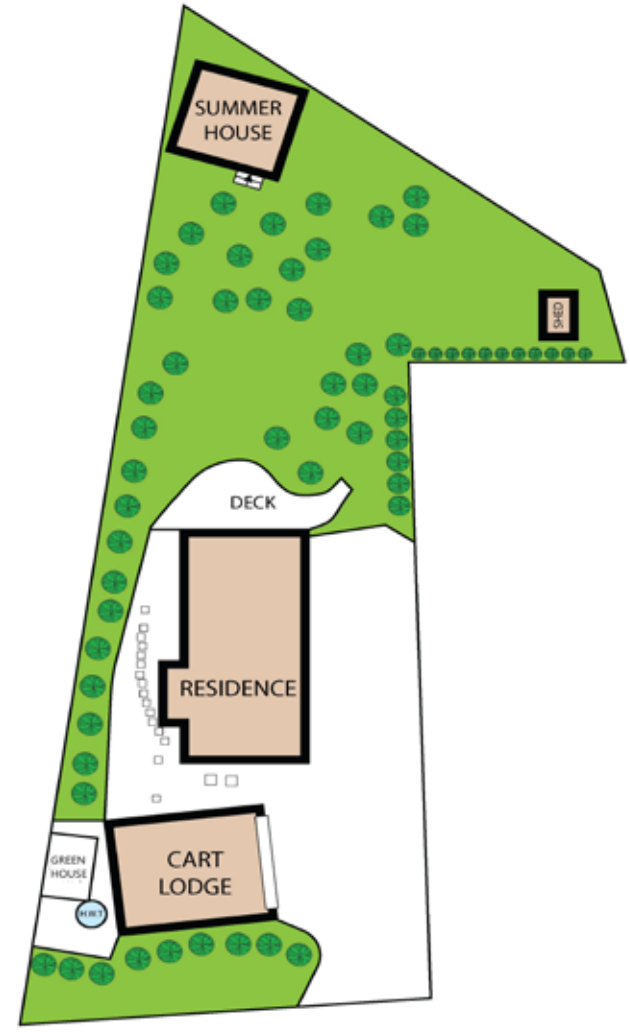
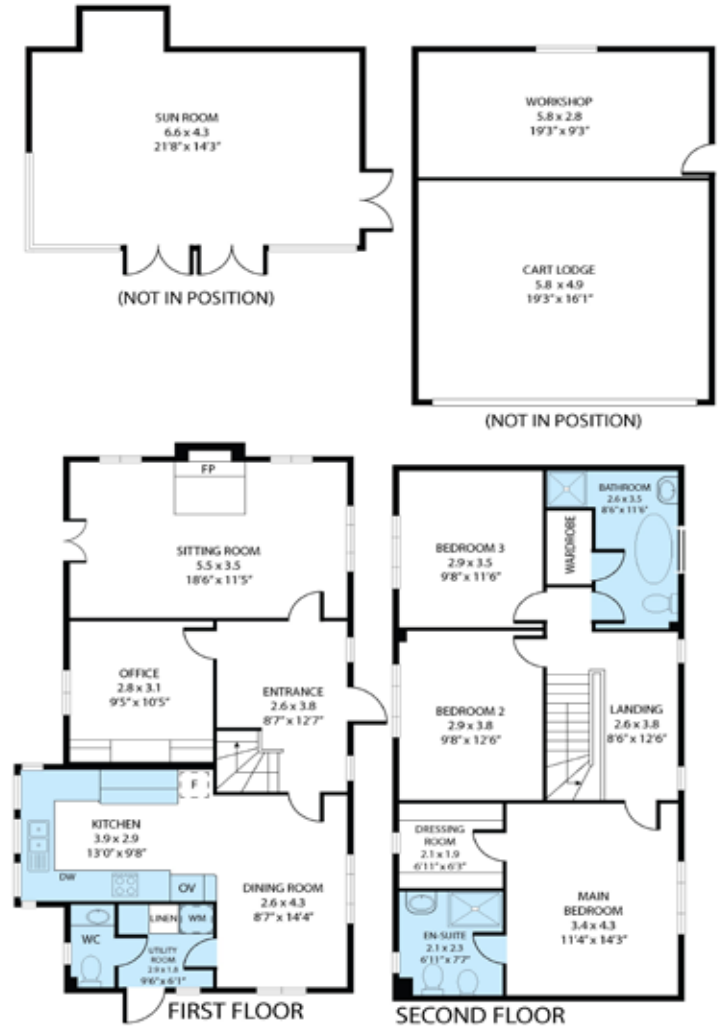
Proceed from the market town of Diss along the A1066 in a westerly direction. Continue through the villages of Roydon and Bressingham. On entering the village of South Lopham take a right hand turn and continue into North Lopham. Follow the road out of the village of North Lopham taking a right hand turn onto Heath Road - continue to the T junction, take a right hand turn onto Fersfield Road. The property will be found on the left hand side

What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [last.quibble.marinated](#)

Services, District Council and Tenure

Electric Storage Heaters, Mains Water, Private Drainage via Klargester
Breckland District Council – Council Tax Band E
Freehold



Fersfield Road, United Kingdom, Kenninghall NR162DP
 TOTAL APPROX. FLOOR AREA 2,261 SQ.FT-210 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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