



Marsh Acre  
38 Strumpshaw Road | Brundall | Norfolk | NR13 5PG

FINE & COUNTRY

# CHARACTER AND SPACE



“Designed and built by a renowned local landscape architect, this property is enormously impressive both inside and out. Only a handful of families have ever had the privilege of calling it home, and the current owners have very much enjoyed raising their children here. Full of character, spacious and improved, it’s a beautiful home that sits in a very private plot, with a gorgeous outlook. The village location is the icing on the cake – walking distance from the station, schools and shops, and a short drive from the A47 and the city.”



# KEY FEATURES

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- A Detached Arts and Crafts Period Family Home situated in the Sought After Village of Brundall
- Five Bedrooms; Family Bathroom
- The Principal Bedroom boasts an En-Suite Shower, Dressing Area and a Balcony
- Bespoke Handmade Bryan Turner Kitchen/Dining Room with Separate Utility and Laundry Room
- Sitting Room, Study and a Conservatory
- Beautiful Landscaped Gardens of 1.07 acres with Field Surrounds
- Large Storage Shed and Plenty of Parking
- The Accommodation extends to 2,593sq.ft
- Energy Rating: E

Right on the outskirts of the popular and well-served village of Brundall, this handsome home from the Arts and Crafts architectural era allows you to live in lovely green surroundings, enjoying country walks and nearby nature reserves, as well as the river for anyone interested in sailing or boating, whilst remaining within easy reach of Norwich. A great location for a growing family, you also have all the space you could need. This truly is a place to put down roots and make memories, writing your own chapter of the home's story.

## [A Link To Local History](#)

The property was built in 1925 for Captain Sandys-Winsch, the landscape architect who designed and oversaw the construction and creation of Eaton, Heigham, Waterloo and Wensum Parks in Norwich. With a keen eye for detail, he chose the site and designed the surrounding gardens. So it's no surprise that the garden faces directly south. In the past century, only four families have lived here, generally staying for a couple of decades until their children flew the nest – exactly as the current owners have done. They loved the village location, allowing their children to have independence at an early age and saving the owners from being a 24/7 taxi service! They have also enjoyed being able to walk to the station for travel to London and walking to Strumpshaw Fen for strolls around the nature reserve. It feels verdant and secluded here, well away from it all, but you have excellent connections. Brundall is in close proximity to a lot of beautiful Norfolk beaches, where the owners love to spend a lot of their time.





# KEY FEATURES

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## Making Memories

The owners love entertaining and have celebrated many summer barbecues with their friends and neighbours, plus numerous family gatherings, the children toasting marshmallows over the fire and the adults relaxing and chatting over drinks on the terrace. One year they even had their daughter's sports day in the south-facing garden and this is one of their favourite memories. Friends come over every year and take some of the apple harvest to make cider, so there's lots of opportunity here to host and have fun throughout the seasons. The house looks very handsome decked out at Christmas, while in summer, the large terrace, accessed from three of the ground floor rooms, makes a brilliant entertaining area with an easy flow from the house. The children had swings in the garden when they were younger, along with a trampoline and a paddling pool, and there's lots of room to camp out on the lawn. The house is shown off to best advantage looking back up from the garden, and the views from the house over the garden are truly lovely.

## A Sense Of Space

Inside, the owners have opened up the accommodation to create some wonderfully spacious and light rooms. The main sitting room was originally two rooms and still has two attractive fireplaces. Incredibly well-proportioned, it's a beautiful place in which to gather and relax as a family, with double doors to the conservatory to one side and to the terrace too. You also have access from here to the stairs and to a generous study that was originally the kitchen and then became a playroom when the family were younger. The owners have moved the kitchen into a modern extension, opening up from the original dining room: "We loved looking out from the dining room over the garden, but it wasn't a room we spent much time in. Extending it and relocating the kitchen makes this the heart of the house, making the most of the views and creating a room where we can entertain and a place where we can unwind when we're home alone". The owners are keen cooks, so you can be confident that this Bryan Turner kitchen is as well designed as it is attractive. It has a beautiful copper fireplace to the dining end of the room. Upstairs there are four large double bedrooms. The principal bedroom forms part of the recent extension and has a Juliet balcony with double doors framing the view. Set well away from the rest of the rooms, it has an en-suite shower room and dressing area. The fifth bedroom, although smaller, is still a very good size and the bedrooms share a family bathroom.

































# INFORMATION

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## On The Doorstep

Brundall is a highly sought after village with just about every amenity catered for with a village shop, a post office, school, train station, Broads access, dental and doctors surgeries and various other high street stores. Access to the A47 is on your doorstep for easy access to most of the county.

## How Far Is It To?

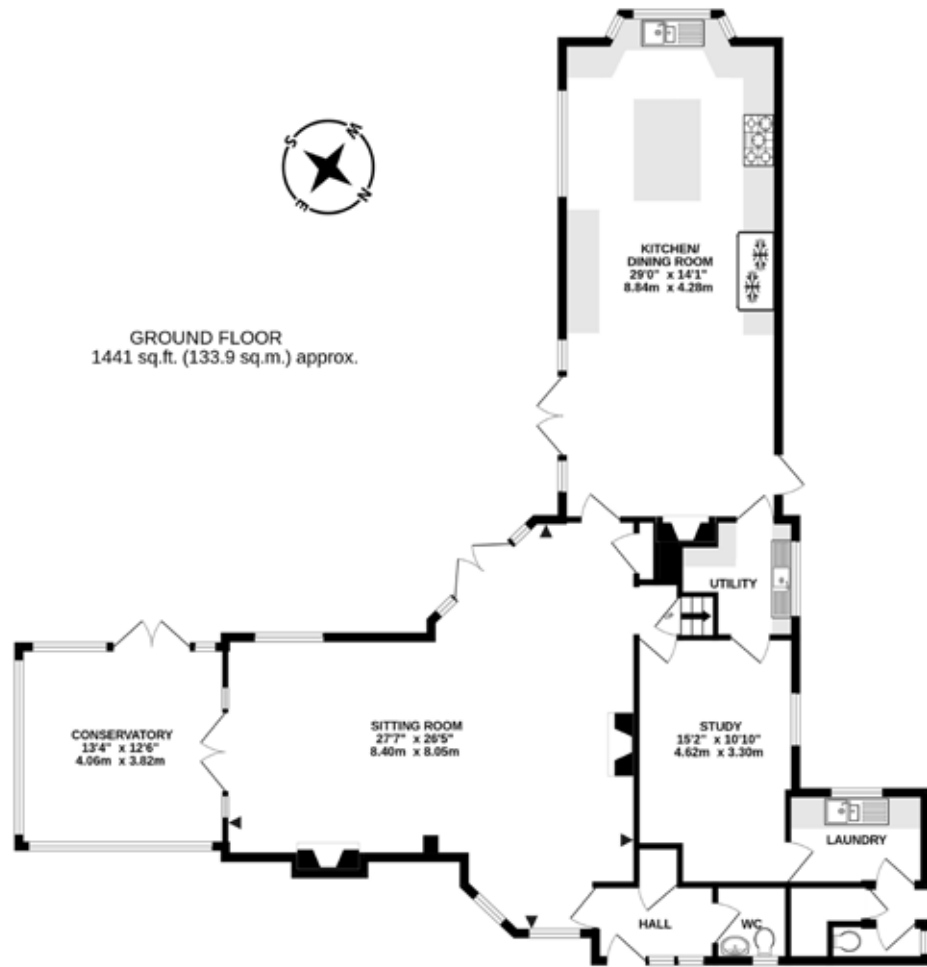
Access from the Broads can be gained either from Brundall situated on the River Yare or Wroxham, the acknowledged centre of the broads network which is approximately 8 miles distance. Brundall is well placed for the cathedral city of Norwich which lies approximately 7 miles west, with its wide variety of cultural and leisure facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth is approximately 12 miles to the east boasting 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid various rides, shops and amusement arcades.

## Directions

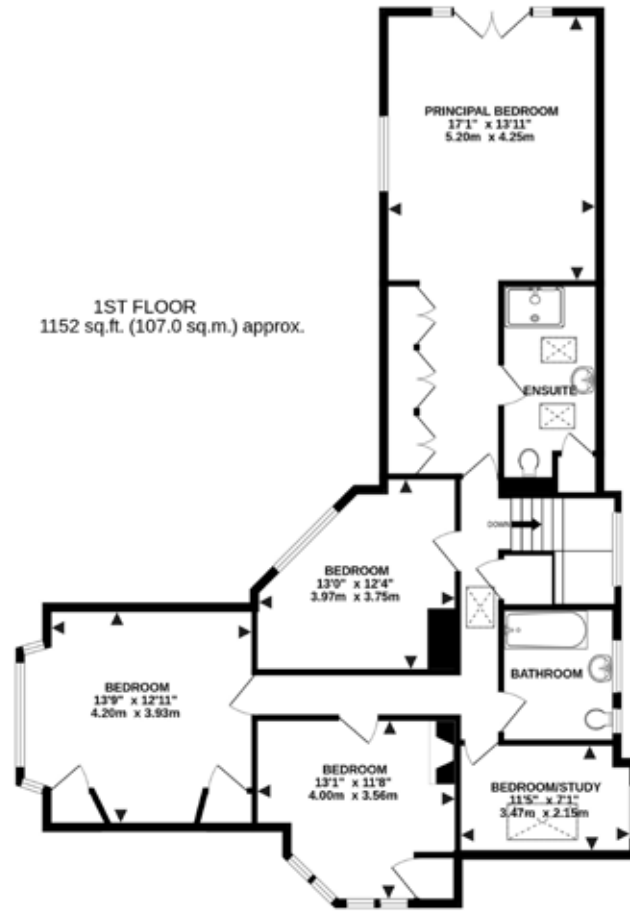
Head east on the A47 Southern bypass and upon reaching the first roundabout take the third exit sign posted Brundall. Continue into the village of Brundall, down The Street and then over the roundabout where the road then becomes Strumpshaw Road. Follow this road and go under the railway bridge and the property will be found a bit further along on the right hand side of the road, on the brow of the hill.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Broadland District Council – Council Tax Band F  
Freehold



GROUND FLOOR  
1441 sq.ft. (133.9 sq.m.) approx.

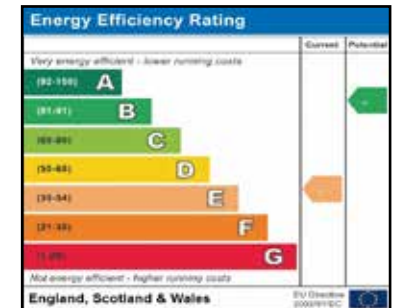


1ST FLOOR  
1152 sq.ft. (107.0 sq.m.) approx.

TOTAL FLOOR AREA : 2593 sq.ft. (240.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)

