



THE STORY OF

Winterfell

Caston, Norfolk

SOWERBYS

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Winterfell

Dukes Lane, Caston,
NR17 1BL

Superb and Immaculately Presented Detached Home

Highly Desirable Location within Popular Village

Landscaped Grounds Approaching Half an Acre (STMS)

Luxurious Accommodation Extending to 4,161 Sq. Ft.

Highly Versatile Layout Over Three Floors

Excellent Annexe Potential

Delightful Heated Swimming Pool

Stunning Principal Suite Occupying the Top Floor

Air Source Underfloor Heating Throughout

Offered with No Onward Chain

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“...designed with a mixture of open-plan living areas, and more intimate warm and cosy spaces.”

A truly impressive example of a highly specified family home, brimming with bespoke features and impeccable build quality both inside and out. Constructed by a renowned, local firm of builders for their own family home, attention to detail has been paramount in creating highly versatile living accommodation to suit the demands and flexibility required for modern family living.

The property benefits from an excellent

level of curb-appeal with its impressive façade, approached via the prestigious Dukes Lane through automated gates and onto a spacious block-weaved driveway.

When you enter the property, first impressions provide a clue to the delights which await beyond the entrance hall, the semi-galleried landings extend all the way up through the property’s three floors, giving an impressive feeling of the proportions of this home, which extends to over 4,000 sq. ft.





Each of the reception spaces have been thoughtfully designed with a mixture of open-plan living areas, and more intimate warm and cosy spaces. The kitchen, the hub of any home, is of the highest quality, handmade units are topped with exquisite granite and feature a host of integrated appliances which one might expect. The kitchen opens out to the side aspect to a stunning orangery-style dining room, and to the rear into a vaulted ceiling family room with bi-folding doors to the rear garden.

The sitting room is an excellent space for relaxing in front of the wood-burning stove on a winter's evening with a glass of wine, whilst the study provides that must-have work from home potential.

The utility room is finished to the same standard as the kitchen with bespoke units and ample space for the larger family in mind, complemented by a downstairs shower room. At this point access is provided to a further room, currently purposed as a gym, a cloakroom with WC and stairs leading to a large office space above the garage.

The office has been designed with home businesses in mind and benefits from its own access, so that clients do not need to enter the home, plus fitted with kitchen units, sink and fridge. Alternatively the space could be used as a bedroom, as with this section of the home there is clearly scope for annexe potential or for a multitude of additional purposes to suit individual requirements.



“The kitchen is the hub of the home, with views of the pool and fields whilst relaxing with the family.”

Progressing to the first floor, you will discover a selection of three bedrooms. Each of these rooms is well-served with its own en-suite facilities, whilst the largest of the rooms has its own walk-in dressing room.



The second floor has been arranged as a stunning and spacious principal suite, featuring an impressive bedroom, dressing room and a bathroom, positioned around the landing, which in itself provides space enough for a sitting area.





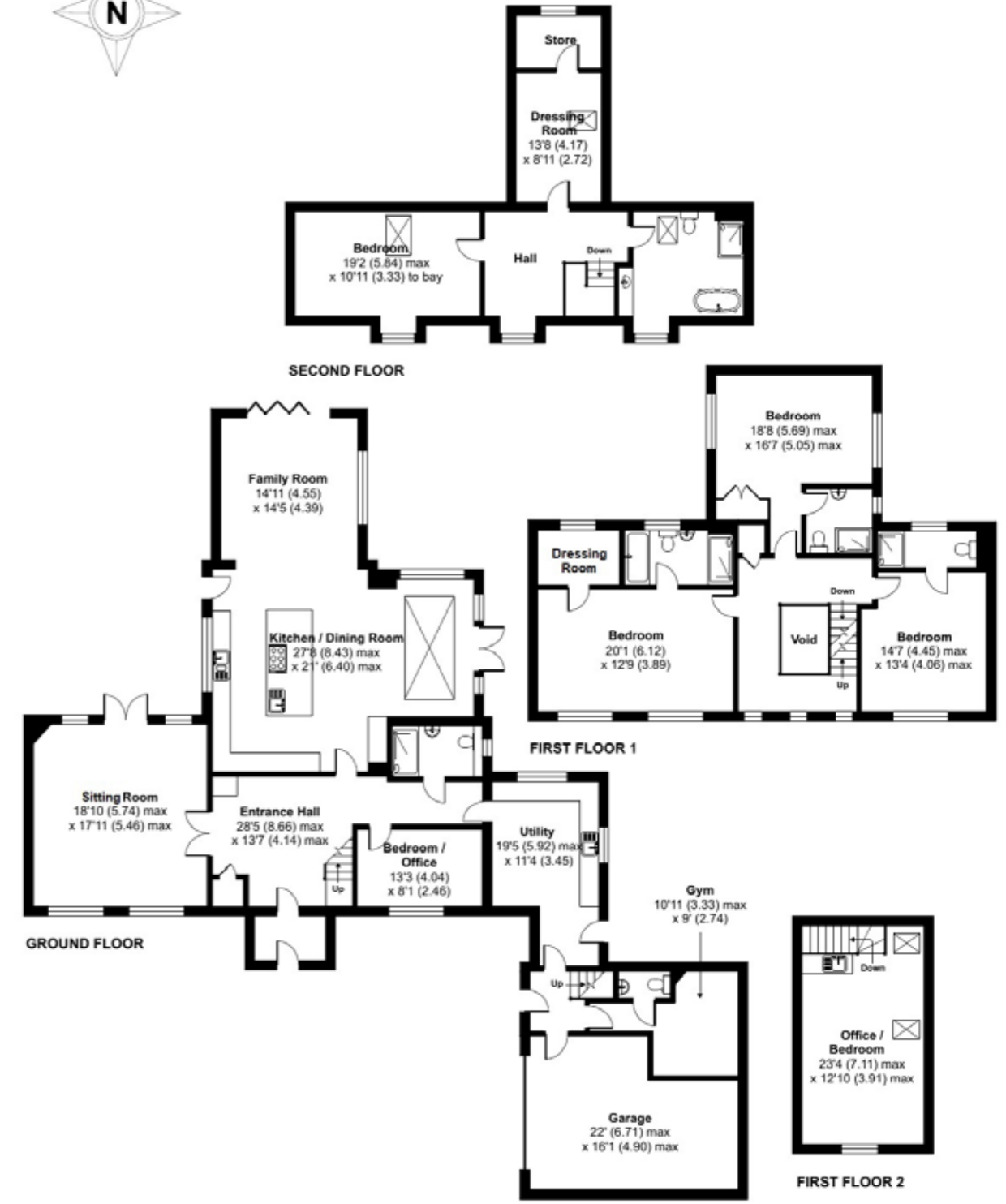
Outside, the property is surrounded by multiple stone patios, which are perfect to enjoy throughout the day with sunny and shaded spots available to suit. The shed, which is insulated and has lighting and electrics, offers a potting shed to one side, whilst the other side is currently used as a bike and games shed.

Steps lead you up towards the main feature, a delightful pool, whilst the remaining grounds are laid to lawn and feature stunning views over the fields beyond!





Approximate Area = 4161 sq ft / 386.5 sq m (excludes void)
 Garage = 311 sq ft / 28.9 sq m
 Total = 4472 sq ft / 415.4 sq m
 For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Sowerbys. REF: 1026885

SOWERBYS — a new home is just the beginning

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.
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ALL THE REASONS

Caston

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestled between Watton and Attleborough, the village of Caston offers a village school, beautiful

13th century church and a public house called The Red Lion. Situated close to the A11, the village is ideally located for those that need to commute.

The market town of Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools, health clinic, medical practice and dental surgery.

There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather

courts, badminton, squash and snooker facilities.

Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.

The thriving market town of Attleborough has shopping facilities, supermarket, healthcare, schooling for all ages and a mainline railway station with trains to London via Cambridge.

The cathedral city of Norwich is about 22 miles away and offers a wide range of shopping, leisure and cultural facilities as well as a main line rail serving London Liverpool Street and international airport is located to the north.



Note from the Vendor



Winterfell

“Caston is a very friendly, inclusive village with fantastic neighbours and an excellent pub at the heart of the community.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Dual air source heat pumps with underfloor heating throughout, plus air conditioning to the family room and principal bedroom. Air source heat pump for swimming pool.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref:- 9478-0087-7322-6421-7924

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

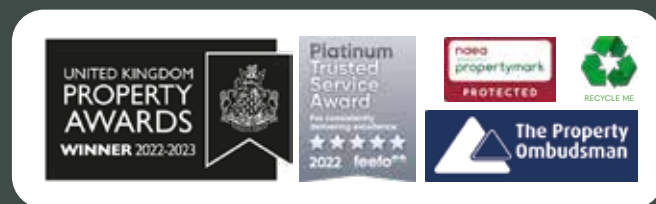
Freehold.

LOCATION

What3words: ///decisions.trickled.stirs

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SOWERBYS



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