



Aviary House  
King Street | New Buckenham | Norfolk | NR16 2AF

# SOUGHT AFTER VILLAGE



A lovely five-bedroom Grade II listed home, arranged over three storeys and set in the heart of the sought-after historic village of New Buckenham.

The home is packed with lovely period features, boasts a large kitchen, spacious sitting room with inglenook fireplace and a split-level garden.

All of this within a short drive of the train station and walkable to village amenities. There is plenty on offer in this character property, so don't miss your opportunity to view.







# KEY FEATURES

- A Charming Grade II Listed Property in the Village of New Buckenham
- The Accommodation is Set over Three Floors
- Five Bedrooms consisting of Three First Floor Bedrooms and Two Second Floor Bedrooms
- First Floor Family Bathroom and Ground Floor Shower Room
- Two Reception Rooms
- Kitchen/Breakfast Room with Pantry
- A Split-Level Garden with Brick Outhouse, Lawn and Patio Area
- A Short Walk to the Local Shop, Pub, Cafe and Transport Links
- The Accommodation extends to 1,676sq.ft
- EPC Exempt

This charming period home is one of the village's oldest, dating from the 16th century - although parts of the property are thought to be older. The village has an interesting history and is the only village in England that has kept its original street layout. The village was designed in a grid pattern, complete with a defensive wall and ditch. The village was prosperous, with its prosperity closely linked to the tanning trade, and the enduring presence of timber-framed houses like this one serves as a reminder of that prosperity.

## Kerb Appeal

The property has plenty of kerb appeal and is rich with character. Set along the main street in the heart of the village, this attractive red brick home is arranged over three storeys - with two dormer windows serving the room on the second floor of the house and adding to the character of the façade. Originally two thatched properties, the house has been combined into one larger dwelling, as evidenced by the two front doors. Since purchasing the home in 2004, the owners have embarked on a complete renovation, taking care to ensure that all original features were sympathetically restored. The owner explains how the original oak beams seen throughout the house were previously boarded up with plasterboard, so it's incredible to see this lovely home restored to its former glory, which has revealed some wonderful markings on the beams from previous occupants. The fireplaces were also restored to their original working condition.

## Character Aplenty

The ground floor of this much-loved home has been designed to accommodate an open plan living arrangement, giving the property an uninterrupted flow. It also contributes to the bright and welcoming atmosphere of the rooms on this level.









# KEY FEATURES

Exposed beams and solid ash floor can be found throughout. The sitting room is located at the front of the property and is a delightful space, brimming with character. The current owner's care and attention to the fireplace restoration was a worthwhile exercise, as you can now see the exposed brickwork of the chimney breast and the rustic oak mantle beam. A woodburning stove has been installed in the inglenook, which serves as a lovely focal point. The first of the two front doors opens into this room. Although the current owners have chosen not to use this door as the primary access point, the flexibility is there to reconfigure the rooms to your requirements. The adjoining dining room is a well-proportioned space, with a continuation of the beams found in the sitting room. This room is also street-facing and accommodates the second front door to the property.

## Open Plan Living

Due to the open plan configuration, this room benefits from light flowing from both ends. The kitchen is a generous size, spanning the width of the property. Rustic in design, there are some fitted cabinets and other free-standing bespoke furniture items (available by negotiation) which provide additional storage. Brickwork has been left as an exposed feature on some of the walls and original beams continue as a visual reminder of the property's heritage. A door provides access to the garden. There is a walk-in pantry which adjoins the kitchen, providing storage for food and overspill kitchen items. There is also a useful boot room, with a further access point to the garden. The boot room also provides entry to a downstairs shower room.

## Exploring Upstairs

To the first floor are three spacious double bedrooms, the largest of which boasts a deep walk-in wardrobe. Hard wood floors are continued throughout this level. There is a large bathroom with separate WC on the first floor. The bathroom features a freestanding bathtub with mixer taps. There is plenty of space for a separate shower cubicle should one be required. Stairs from the central landing ascend to the second floor of the property where there are two further double bedrooms. The second bedroom is accessed via the first – a set up which could lend itself well to re-purposing as a large ensuite or walk-in dressing room (subject to planning).

## The Outside

The garden is arranged over two levels, with a generous patio and a raised lawn. Walls surrounding the garden ensure it is fully protected and there are a selection of trees and bushes, including fig trees which provide shelter on a sunny day. A small outhouse which accommodates the meters for the property provides additional storage for garden items.









































# INFORMATION

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## On The Doorstep

New Buckenham is a thriving village as the owner explains, "It is a lovely, welcoming community and the village is very active with plenty going on throughout the year." The village is well served with a local shop, friendly dining pub and a large village common. "Great for the kids or walking the dog!" There is also a village playground. Old Buckenham Primary School and High School are situated approximately 2-3 miles away, with a bus collecting from the village.

## How Far Is It To

New Buckenham lies approximately 15 miles southwest of Norwich, 4 miles from Attleborough and 8 miles from Diss where there are regular, direct train services into London in 90 minutes. The beautiful vibrant cathedral city of Norwich has two shopping centres to include Chantry Place and Castle Quarter, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport.

## Directions

From Diss head north on the B1077 until you reach a crossroads with the B1113. Turn right and follow the B1113 into New Buckenham. The property is located on your left as you drive up King Street.

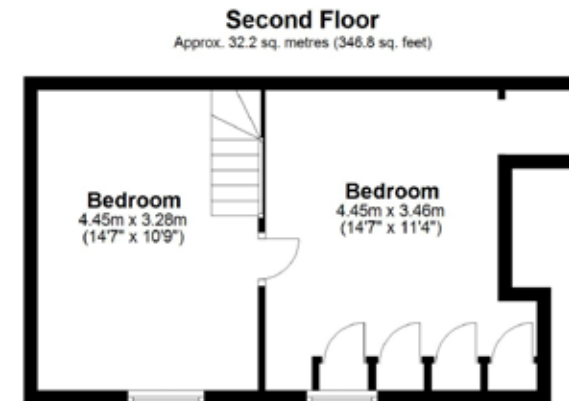
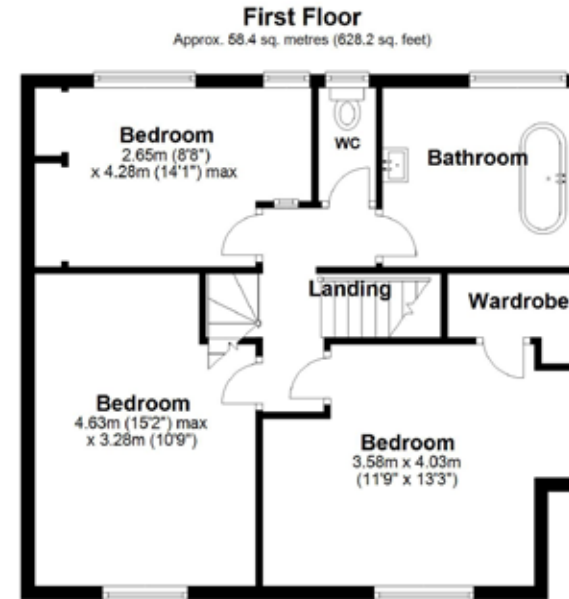
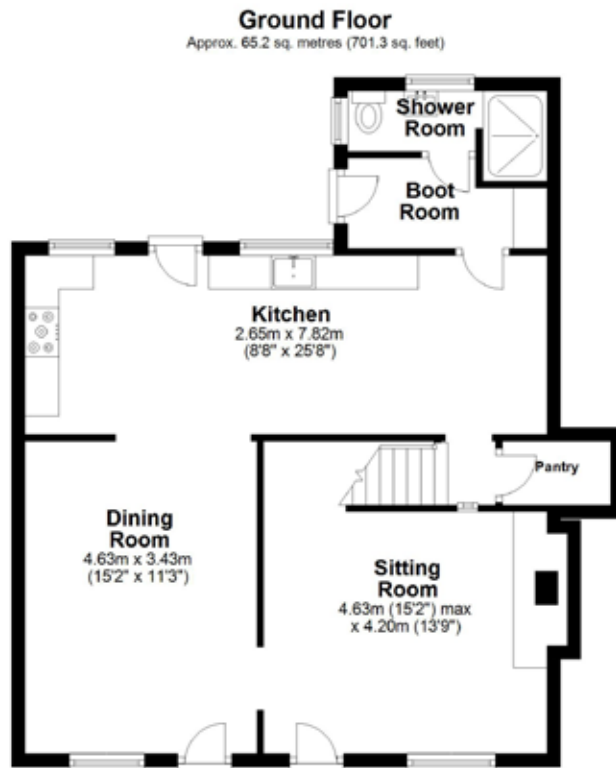
## What 3 Words Location

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 - [attends.bookshop.wasp](https://attends.bookshop.wasp)

## Services, District Council and Tenure

Oil Central Heaters, Mains Water, Mains Drainage  
Breckland District Council - Council Tax Band C  
Freehold





**Total area: approx. 155.7 sq. metres (1676.3 sq. feet)**

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Plan produced using PlanUp.

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