



THE STORY OF

Wickets

Little Snoring, Norfolk

SOWERBYS

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THE STORY OF

Wickets

Thursford Road, Little Snoring
NR21 0JJ

Beautifully Presented Unique Country Home

Bespoke Kitchen which Includes a
Pantry and Drinks Section

Utility Room that Features a Butler
Sink for those Muddy Dog Days

Three Reception Rooms

Exquisite Principal Bedroom Suite

Three Further Bedrooms

Superb Landscaped Gardens

Garage and Ample Parking to Driveway

Outbuilding

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“We are extremely proud of our home - a lot of cherished memories have been made here.”

“Feeling truly at home for the first time” is how our sellers feel about their beautiful home that they are truly proud of, and when sharing it with family and friends they hear their words echoed.

Having lived in the house for just over a decade, they have modernised and extended with a strong element of personal design involved, choosing bespoke elements that simply need to be viewed to witness how sympathetically they have been executed. The property has lent itself to remote working, and favourite spots within the property have changed over the years and the seasons.

The ground floor is made up of a formal dining room, downstairs WC, large reception room with a modern fireplace

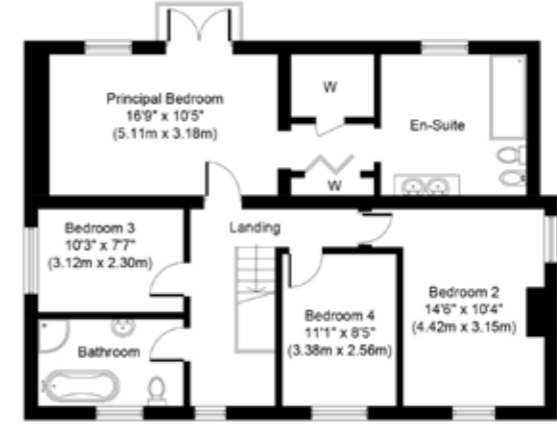
housing a wood-burner, a light and airy garden room, utility, and kitchen/breakfast room. The kitchen is a true reflection of country charm with a modern twist; space is nothing that falls short here with a built-in larder in the corner of the room for all your everyday essentials to be tucked away. An island in the centre of the room stands out with a gorgeous butcher's block finishing off this harmonious space, as well as double doors leading to the garden room, flooding the kitchen with light.

Ascending to the first floor you have access to four generously sized bedrooms and a family bathroom. The principal bedroom has a private en-suite and built-in wardrobes for that extra sense of luxury and privacy.

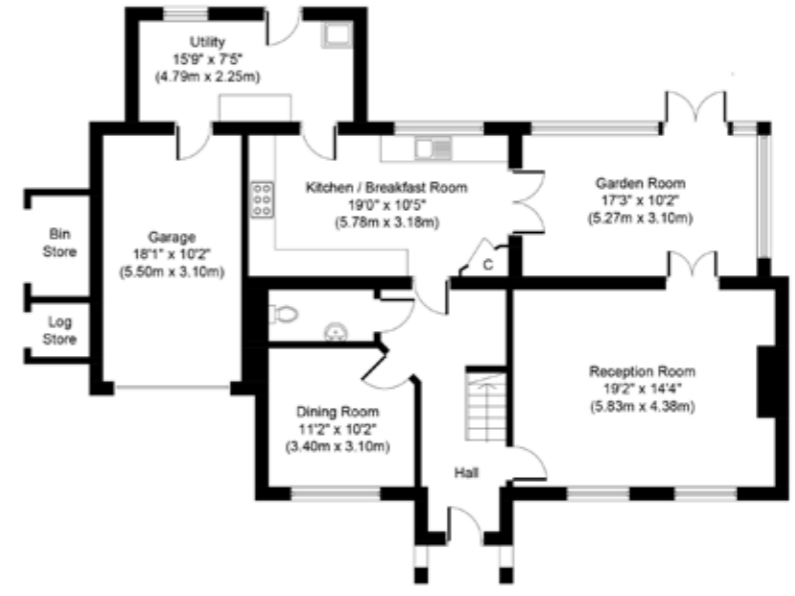




Outbuilding
Approximate Floor Area
222 Sq. ft.
(20.6 Sq. m.)



First Floor
Approximate Floor Area
931 Sq. ft.
(86.5 Sq. m.)



Ground Floor
Approximate Floor Area
1308 Sq. ft.
(121.5 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 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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Our sellers move here has given them much better access to the great outdoors and a greater sense of a close local community. There is a unique history to the property that resides close to a World War II airfield, where ‘Wickets’ witnessed an outdoor cinema for the airmen. Nowadays, the area provides ideal dog walking territory and of course the north Norfolk beaches are but a short drive away, as is the Georgian market town of Holt and the market town of Fakenham.

“The garden room is a family favourite - the perfect spot to watch the seasons change.”

This home is made even more comfortable by its outside space that has been so beautifully landscaped to include mature planting, ponds, mature trees including a variety of fruits, patio and decked areas to follow the sun and so much more for its next custodian to discover. The outbuilding, currently used as a store and workshop, subject to consents, could be another luxury dwelling, beautifully positioned within the grounds.

Often this home has been referred to as a ‘luxury hotel’ by those that have been lucky to have stayed.



ALL THE REASONS



Little Snoring

IN NORFOLK
IS THE PLACE TO CALL HOME



Coast or country? If your heart is set on rural life, but within easy reach of the sea, Little Snoring is top of the list.

While sandy beaches are just ten miles away, this little village is perfectly positioned halfway between King's Lynn and Norwich within easy reach of Fakenham, Holt and Swaffham, making for an easy commute.

Surprisingly, Little Snoring is actually larger than Great Snoring. This is likely because it was a major British airbase during World War II and was only decommissioned in the 1950s.

This village itself has a newly refurbished bistro pub, shop and post office, whilst less than three miles away is the bustling market town of Fakenham.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-

blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!

Make time to explore the Fakenham Lancaster Heritage Trail, a series of 32 plaques which bring the town's industrial past to life. Originally a vibrant agricultural centre, during the 19th century Fakenham rose to prominence as a major centre for printing – spot the printing blocks which have been set in the surface of the market place and date back to 1250. The stallholders still set out their wares every Thursday with a farmers' market on the last Saturday of the month.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at The Ostrich Inn, which has been serving locals since 1841, or indulge at Sculthorpe Mill, which was awarded a Michelin Bib Gourmand in 2022, on the edge of town.



Note from the Vendor



“We feel truly at home here.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via sewage treatment plant which is serviced annually. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0180-2667-5199-2227-8345

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: ///blurs.ribcage.pounding

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SOWERBYS



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