



EH

EXQUISITE
HOME

PANORAMIC PEACE

Located on a quiet no-through drive and surrounded by glorious Norfolk countryside is this four bedroom, three bathroom family home that boasts a serene and private plot of just over three quarters of an acre, all located only a twenty-minute drive from the centre of Norwich. The house, built originally in 1974 and meticulously maintained and improved by the present owners, is described as 'quirky' and 'fun,' but more than anything it is described by the current owners as 'such an easy house to live in: a peaceful, happy home with a great atmosphere that has been enjoyed by our family and friends.'





The house sits centrally within its spacious plot and on approaching the property it's difficult not to appreciate the sense of peace offered by such large, tranquil grounds. The front door opens into a bright hall, lit mainly through the tall window on the half-landing where extra-wide stairs provide a commanding view of the grounds as you make your way up to the first floor. Directly across from the entry door is a large kitchen that has truly been the 'heart of the home' for the current owners, who describe the kitchen as 'a lovely room where we tend to spend most of our time,' adding that, 'because of the wonderful views through every window, you can spend hours in there without even needing a television.' The kitchen includes an AGA cooker and a range of integrated appliances, including a steam/conventional oven, microwave, warming drawer, additional induction hob, fridge and a dishwasher, all set within custom-made cabinetry which reflects the age and character of the house. Next to the kitchen is an ample sitting room which has been extended by the current owners and, with large triple-aspect windows, takes full advantage of the exceptional views to be had of the surrounding grounds and the rolling fields beyond. A modern wood-burner sits neatly within the brick fireplace and is especially attractive on those colder, winter nights. Accessed via the sitting room or the hallway is the large dining room which the current owners describe as one of the "wow" factors in the house, thanks to the high vaulted ceilings and its large open fireplace. It's all too easy to imagine hosting the most spectacular winter holiday meals in this exceptional space. Also located on the ground floor is a useful study and a large utility room that also includes a wet-room, and the wet-room's location next to the rear door is especially useful for pet owners returning from a muddy amble through the surrounding countryside. To the front of the property is a large double garage which, subject to any necessary consent, could be transformed to provide opportunities to increase the liveable area of the ground floor.

Four good-sized bedrooms are found on the first floor, each of which enjoys the convenience of built-in storage cupboards and vaulted ceilings, as well as enjoying spectacular elevated views. The principal suite is certainly no exception, with a wall of floor-to-ceiling windows giving completely private, uninterrupted views of Norfolk countryside. The principal suite enjoys a private en-suite bathroom, and the first floor also includes a full-sized family bathroom.







"The house is flooded with natural light..."





"The large windows elegantly frame the spectacular views of the Norfolk countryside..."





“A space to relax...”

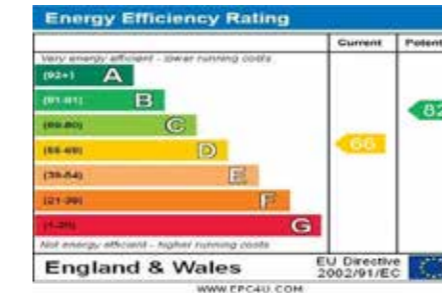
The house sits on a plot of around three-quarters of an acre, with the largest areas of garden to the front and back of the house. The gardens have been well-maintained by the current owners, who say that ‘it’s just a delightful garden, with the largest parts facing east and west, so in the morning you can have your coffee outside the kitchen, move to the south-facing patio for lunch, and sit in the courtyard in the evening where there’s a wisteria and rosemary bushes which have the most wonderful scent on warmer days.’ The owners have cultivated a number of fruit trees throughout the plot including olive, fig, Medlar pear, quince, mulberry, cherry and walnut, they have also grown some soft fruits. The rear east-facing garden is completely fenced and safe for children and pets, and it’s this garden which gives access into the utility room and wet room.



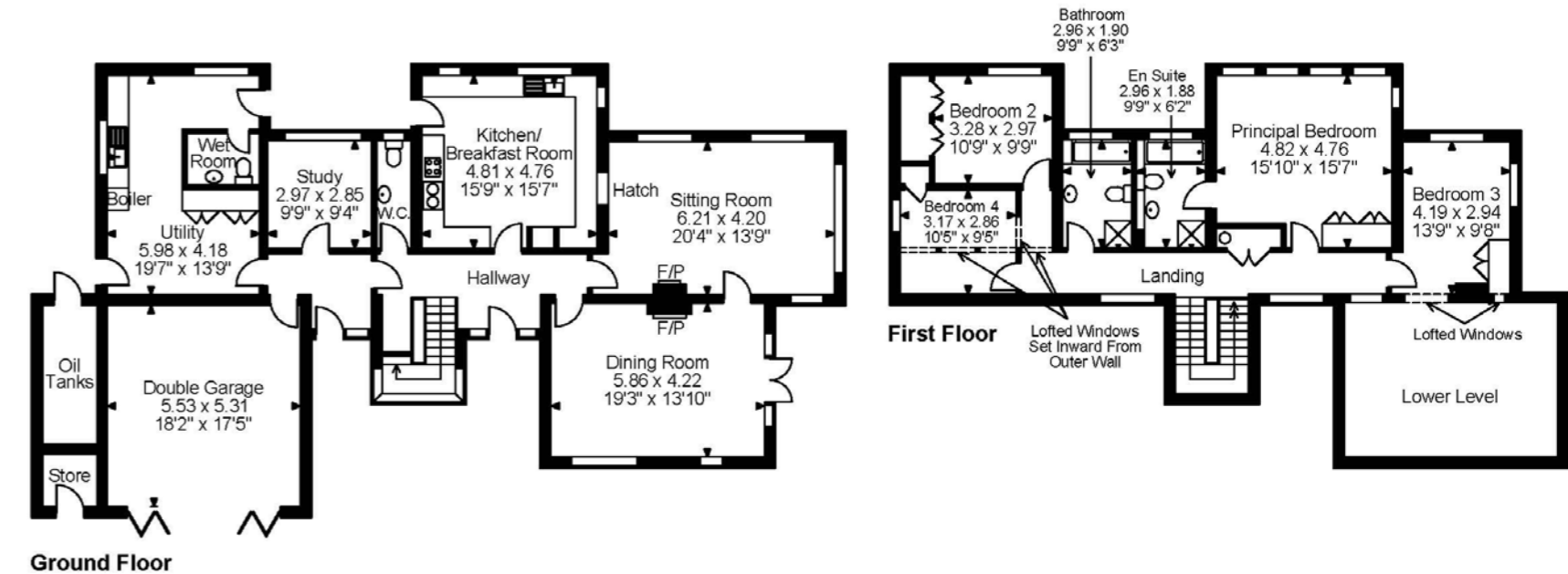
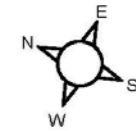
LOCATION

The house is located in the village of Tharston, which sits just to the west of the A140, the trunk road connecting Ipswich and Norwich. The village is located one and a half miles from the very popular town of Long Stratton, which includes a number of daily amenities, including a shop, leisure centre, schools, a number of cafés, pubs and takeaways, library, veterinary surgery and doctor's surgery. The current owners have thoroughly enjoyed the endless footpaths and bridle paths to explore in the local area, and note that it is possible to walk through the countryside all the way to Long Stratton.

Tharston is located in the south of the county of Norfolk, which is famous both for its medieval city at Norwich, but also for a wide array of stunning countryside to explore, from the extensive ancient forests at Thetford, to the Norfolk Broads, England's largest interior navigable waterway, to the idyllic north Norfolk coast, designated an Area of Outstanding Natural Beauty and located an hour and a half drive from the property. The property is only around a twenty minute drive from the centre of Norwich, which regularly tops the official lists as one of the most desirable cities to live in all of England. The city is a true cultural hub, becoming England's first UNESCO City of Literature in 2012. Norwich still boasts a thriving city centre with a full array of independent and chain shops, restaurants, pubs and cafes. The Norwich Theatre Royal is a regular stop for high-calibre performance acts, with most touring West End shows making a prolonged stop here. Norwich also boasts a world-class university and one of the country's top-performing independent schools, The Norwich School, as well as a number of other high-achieving independent and public schools both within the city and in the highly desirable commuter villages dotted throughout the surrounding countryside. Norwich also serves as a direct link with both London and the continent: the city boasts its own international airport and Norwich Station offers a regular direct service to London's Liverpool Street, though it should be noted that the current owners suggest Diss station (also around a twenty minute drive from the property) as a more convenient spot for catching direct services to London.



Main House gross internal area = 2,414 sq ft / 224 sq m
 Garage gross internal area = 316 sq ft / 29 sq m
 Store gross internal area = 89 sq ft / 8 sq m
 Total gross internal area = 2,819 sq ft / 262 sq m



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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities, In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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