



EH

EXQUISITE  
HOME

## A SUNNY DISPOSITION

Sixteen and a half miles east of Thetford, seventeen miles southwest of Norwich and twenty miles east of Bungay is the delightful village of New Buckenham. Despite its name, it was founded in the twelfth century by the local lord of the manor to accompany his newly built castle. It is laid out on a medieval grid and contains a disproportionately high number of historic and listed buildings (forty are Grade II). On the central village green is the Grade II listed market house, complete with its original whipping post. New Buckenham is well served with amenities including a pub, shop with Post Office, Grade I listed parish church, village hall, cricket pitch and playing fields. The Common is used regularly by all the villagers and is very popular with dog walkers. The entire village is in a conservation area, reassuringly unchanged even in the twenty first century.





This handsome detached modern family home built around fifty years ago stands near the village centre, set well back from the road and with a generous gravel drive. There is more than enough room for around five cars to park here. A gate leads through to a small courtyard at the front of the house with space for container gardening. The present owners bought their house in 1999, attracted by its generous layout, secluded garden, delightful village location and excellent transport links. They love being able to walk across the road and straight up to the ruins of New Buckenham Castle, an example of the earliest circular stone keep in the country. The keys are held at the village shop and entrance is free for all villagers. Since moving in, the owners have redecorated throughout, created a small office and dining room from the old garage, had full fibre broadband connected, added a third bedroom above the sitting room, refloored and carpeted and put in a new kitchen and bathroom.

The front door opens into the light-filled hall with its pale tiled floor. There is a useful cloakroom just off it and the wooden staircase rises to the first floor. To the right is the cosy dual aspect sitting room with its brick fireplace and wood burner. Over the years, this room has been used for many happy family Christmases, children's birthday parties, New Year celebrations and informal entertaining. Ideal for playing board games, reading or watching films together, it is a warm and welcoming space. At Christmas, the house is filled with the evocative scent of pine needles as two real trees take up residence in the sitting room and the kitchen/family room. The owners hosted their daughter's eighteenth birthday party here and in the past, the garden has been used for bouncy castles for children's parties. The light and airy kitchen/family room has pale floor tiles and walls and light wood units with white marble effect Minerva worktops. Thoughtfully designed to unite practicality with elegance, all the kitchen units are fitted with capacious drawers, allowing the user to see at a glance exactly what is in stock. There is an on-trend peninsula seating and storage unit with enough room for four stools, designed along the same lines as the more traditional kitchen island but flowing elegantly from the wall. A sleek induction hob and plenty of counter and storage space makes this a real cook's kitchen. There is enough room for sofas and a TV in the family room which is much-used and loved by the owners. With lovely views of the garden, it is the ideal place to sit and enjoy a coffee or simply daydream. The utility room has a microwave combi oven, a conventional and steam oven, plus plumbing for a washing machine and tumble dryer. To the left of the hallway is the dining room, ideal for family meals, entertaining, for an overflow reception room at Christmas or as a peaceful space for homework and conversation. The ground floor accommodation is completed by the useful home office, ideal for anyone who has to work from home.



A Stunning Contemporary Space



*“The property is filled with space and light...”*

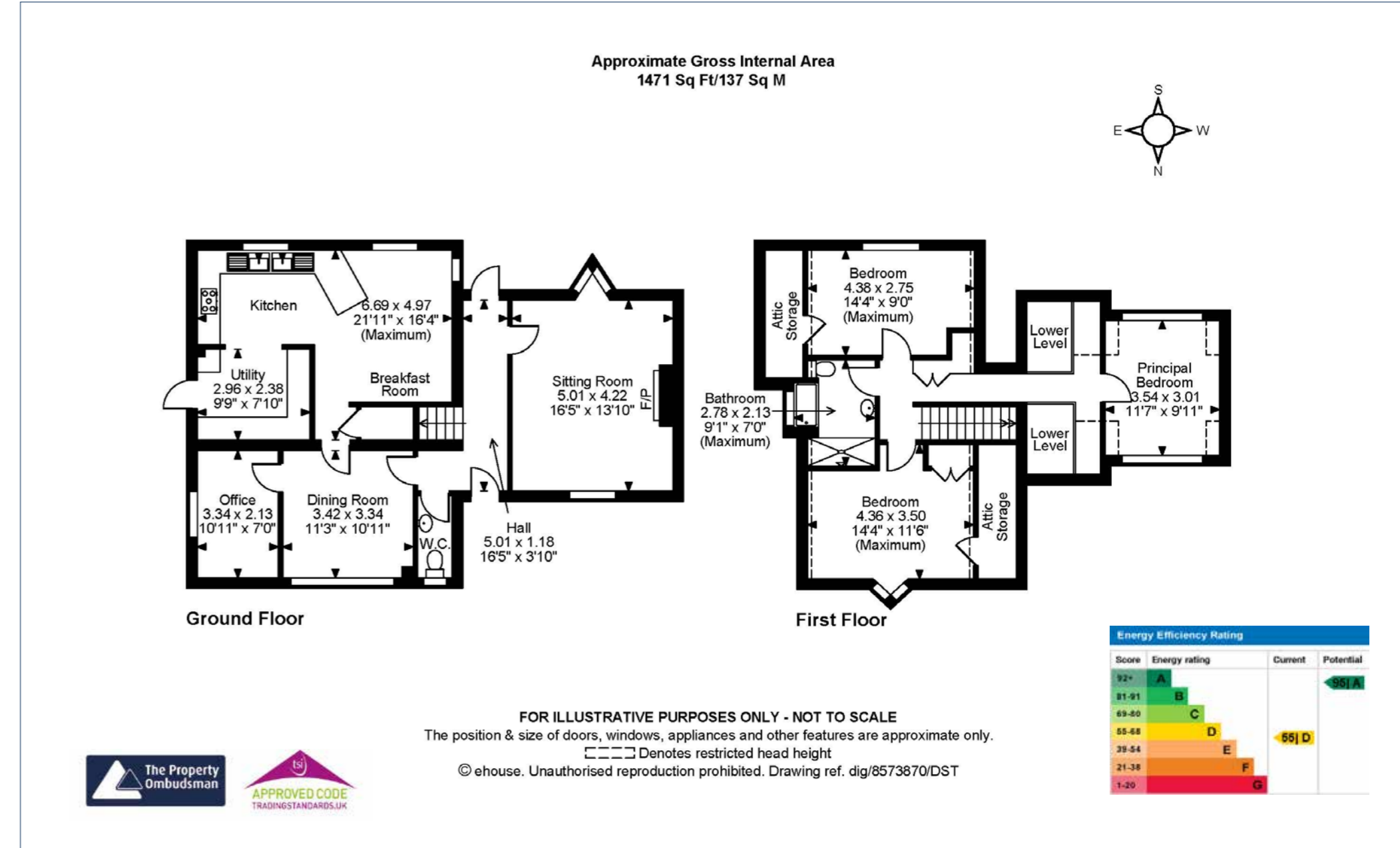


When the owners bought their house, the sitting room had a vaulted ceiling, making it rather cold and forbidding. They put in the principal bedroom above the sitting room and constructed an elegant walkway with glass balustrades across the hallway. The galleried landing looks down on the hallway and also houses a useful airing cupboard. The dual aspect principal bedroom has a dormer window looking out over the castle. The second bedroom has useful eaves storage and a fitted wardrobe while the third bedroom also has storage in the eaves. The sleek, contemporary four piece family bathroom has a large walk in shower, an elegant square countertop basin and a sunken Japanese Omnitub bath.

# LOCATION

The easy to maintain back garden is entirely enclosed and is therefore extremely safe for families with children. In the past, it has contained lots of play equipment, and now is mainly laid to lawn with a small sunny seating area next to the mellow brick wall, ideal for al fresco dining à deux or a relaxing glass of wine. There is a well-established wisteria growing up the back of the house, sending out fragrant purple spikes in the summertime. The garden is attractively and thoughtfully planted up with mature bushes and shrubs which give interest, colour and texture. There is a useful shed, ideal for storage. The neighbours are extremely friendly. Amenities are good, with a primary and secondary school in neighbouring Old Buckenham, a good range of shops and facilities in nearby Attleborough, Diss and Wymondham and delightful walks across the fields to Old Buckenham Country Park with its year-round programme of events. With off street parking, a pretty garden, airy and spacious accommodation and a matchless village location, this lovely house is full of delights.

South Norfolk is a particularly delightful area of East Anglia. Arcadian and idyllic, it is dotted with the region's famous round towered churches, winding country lanes, thatched cottages and charming market towns. Regular trains run from Diss to London Liverpool Street and from Attleborough to Cambridge, making this region ideal for those who need to commute. From Diss, the journey to London takes only ninety minutes, ideal for city workers who want to live in a peaceful countryside setting. Theford Forest covers nearly 47,000 acres and is a Site of Special Scientific Interest. With such tourist destinations as Grimes Graves and Centre Parcs at Elveden, this is a beautiful and peaceful part of East Anglia, perfect for those who enjoy walking, hiking and cycling.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX  
T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ  
T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)