



THE STORY OF

# Beech House

*Mundford, Norfolk*

SOWERBYS

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# Beech House

Mundford, Norfolk  
IP26 5JQ

Opulent Family Residence in a Secluded Location  
Surrounded by Picturesque Forests for a Serene Ambiance

Modern Luxury Meets Tranquillity in Every Detail

Grand Entrance Hall

Expansive Lounge, Separate Sitting  
Room and Garden Room

Fully Fitted Kitchen/Breakfast Room  
with Integrated Appliances

Home Office and Utility Room for Convenience

Four Bedrooms with Built-In Storage

En-Suite Shower Room in the Principal Bedroom

Large Garden with a Patio Overlooking Open Fields

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“...luxury meets tranquillity in a truly private setting.”

Discover the epitome of refined family living in this exceptional residence, where luxury meets tranquillity in a truly private setting. Nestled within an enclave of natural beauty, this striking home is a masterpiece, seamlessly blending modern comfort with the allure of a secluded haven.

Step into elegance through the expansive entrance hall, where a grand staircase beckons, leading to the first-floor landing. The lower level unfolds boasting a spacious lounge, a separate sitting room, and a garden room that captures breathtaking views of an open field and woodland.

The fully fitted kitchen/breakfast room

features a range of wall and base level units, an integrated dishwasher and cooker, electric hob with an extractor hood, and ample space for a fridge freezer. The adjacent dining room, home office, and a convenient utility room with a storage cupboard complete the main floor.

Ascending to the first floor, a spacious landing can be found, adorned with an airing cupboard and additional storage. The four bedrooms, each adorned with built-in storage, promise comfort and style. The primary bedroom boasts an en-suite shower room. The family bathroom, with its tasteful design, includes a WC, wash hand basin, and a luxurious bath.





Outside, a five-bar gated entrance sets the stage for the property, leading to a sprawling gravel driveway. The lovely garden envelops the home, featuring two timber storage sheds, a wood store, and an air source heat pump.

A charming patio area invites you to relax while overlooking the captivating open field and woodland, completing this idyllic retreat. With no onward chain, this is an opportunity to claim your place in a home where every detail exudes luxury and serenity.

“... lovely garden envelops the home...”





First Floor  
Approximate Floor Area  
1206 sq. ft  
(112.00 sq. m)



Ground Floor  
Approximate Floor Area  
1365 sq. ft  
(126.79 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.



ALL THE REASONS

# Mundford

IN NORFOLK  
IS THE PLACE TO CALL HOME

Mundford is a charming village nestled in the picturesque countryside of Norfolk, England.

Known for its tranquil and idyllic setting, Mundford offers a delightful escape from the hustle and bustle of modern life.

Just under four miles away is Lynford. The village is known for its Arboretum, a serene haven for nature enthusiasts and birdwatchers. This expansive woodland area showcases a diverse collection of trees and plants, providing a serene backdrop for leisurely walks and birdwatching sessions. The arboretum's peaceful trails wind through a variety of habitats, creating a unique opportunity to spot a wide array of bird species.

Mundford also boasts proximity to Thetford Forest, one of the largest lowland forests in the United Kingdom. This forested expanse offers an abundance of outdoor activities, from cycling and hiking to picnicking and exploring the diverse flora and fauna.

For those seeking a touch of history,

St. Michael and All Angels Church is a must-visit. This historic church features striking architecture and is steeped in local heritage, making it a fascinating stop for both history aficionados and architecture enthusiasts.

In essence, Mundford captures the essence of rural Norfolk, offering a serene escape where natural beauty, history, and tranquillity seamlessly intertwine. Whether you're looking for a peaceful retreat or an opportunity to immerse yourself in nature, Mundford promises a rejuvenating experience in the heart of the English countryside.

Around 9 miles from Thetford, benefiting from its well-connected transport links with trains twice hourly to Norwich and London and hourly to Cambridge and Peterborough.

There is an excellent range of facilities and good schools, a twice weekly market and Thetford Forest is just minutes away which is a haven for wildlife and offers endless miles of walks, activities including Go Ape, and picnic areas. It is also a popular location for performances by international music acts.

Note from Sowerbys



“This exquisite residence is situated in an exceptionally secluded environment, surrounded by lush greenery that envelops the premises.”

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## SERVICES CONNECTED

Mains Electricity. Water via borehole. Heating via air source heat pump. Drainage via septic tank.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 8613-7626-5130-7290-8976

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: ///marine.snails.recount

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