



Oaklands

High Green, Brooke, Norfolk NR15 1HA

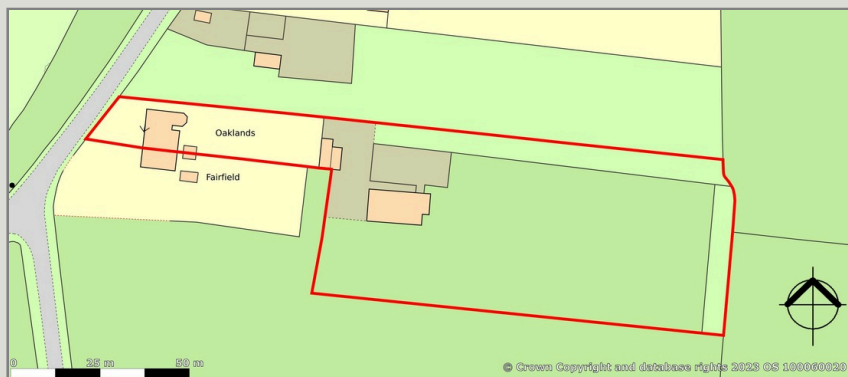
BROWN & CO



Oaklands, High Green, Brooke, Norfolk NR15 1HA

Delightful semi-detached house positioned on the edge of the most sought-after village of Brooke with 1.5 acres (stms) including a large paddock ideal for equestrian use.

OIE0 £450,000



DESCRIPTION

Oaklands comprises an attractive semi-detached house beautifully positioned on the edge of Brooke enjoying grounds approaching 1.5 acres (stms). Constructed of brick under a pitched main roof with varying elevations, the house has been heavily extended over the years being offered with no onward chain and in excellent order throughout. The current owners occupied Oaklands for some 30 years making a fine, family home in a super location.

The property is approached via the front into an entrance hall with access to the principal sitting room with multi fuel log burner. The house flows particularly well with a large kitchen and separate dining room together with a garden room positioned to enjoy views and access onto the raised, decked terrace. The kitchen itself benefits from an excellent range of wall and base units together with a range cooker and acts as an excellent space to entertain.

The bedroom accommodation is well arranged on the first floor with four bedrooms and a family bathroom. The bedroom at the rear of the property enjoys access into the family bathroom acting in a 'Jack and Jill style arrangement'. The principal bedroom enjoys a walk-in wardrobe. All rooms benefit from good views out over the gardens and grounds.

We draw your attention to the floorplan as to how the accommodation is arranged.

Oaklands is approached from the west into a large driveway with parking for several vehicles. A side access provides access into the rear gardens. The main formal gardens face to the southeast and have been beautifully maintained and benefit from a number of outbuildings including a workshop, shed and three brick storage shed, all in good order.

The paddock was originally designed for equestrian uses but over the years has been used for a number of different purposes, including sheep grazing. The paddock is an outstanding feature of Oaklands with a large menage, two stables, large barn and a 50ft storeroom.

The whole is offered with no onward chain.

Services: Private drainage (septic tank), mains water, mains electricity, oil fired central heating, 18kw multi-fuel wood burner.

Local authority – South Norfolk District Council.

LOCATION

Brooke is situated about 7 miles south of the city of Norwich in the county of Norfolk and conveniently situated for access to the city. There are a wide range of amenities in the area, including local shops, tennis club, and garage in the village along with two excellent pubs. Access to Poringland is good, where there are further facilities.

DIRECTIONS

From the Norwich Road coming into Brooke from Poringland, just after the garage take a right onto High Green. Follow High Green and head out of the village. Continue along the road and the property will be seen on the left-hand side just before the left turn for the Woodton Road.

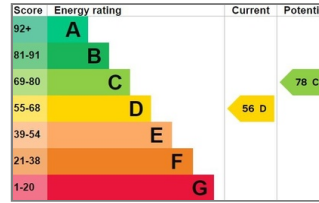
AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871







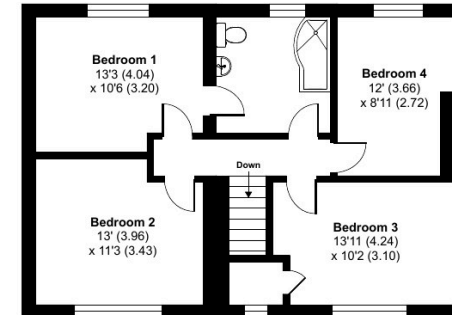
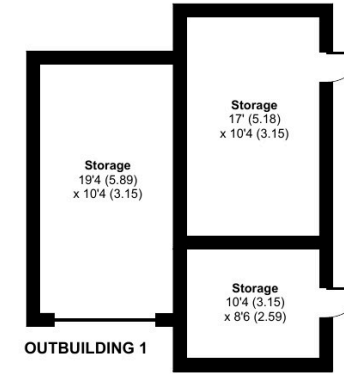
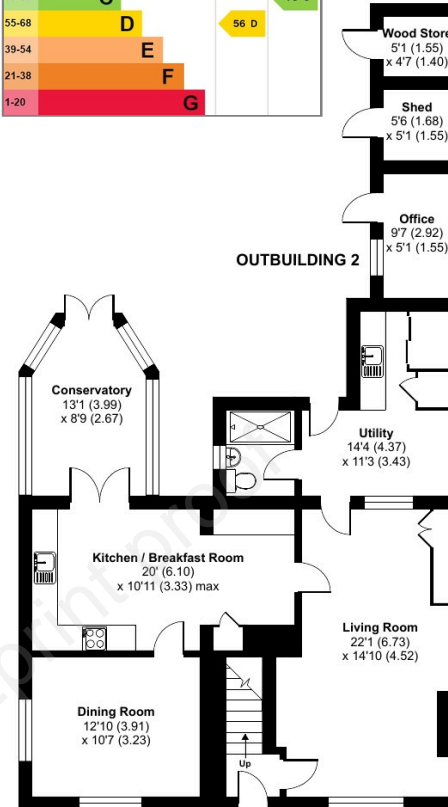
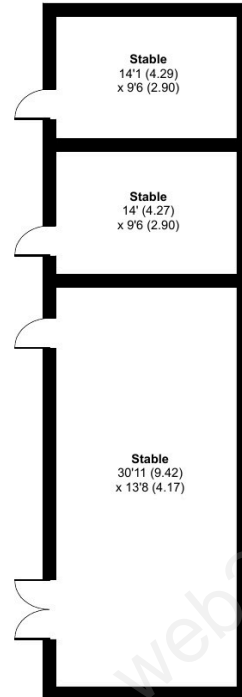
High Green, NR15

Approximate Area = 1746 sq ft / 162.2 sq m

Outbuildings = 1332 sq ft / 123.7 sq m

Total = 3078 sq ft / 285.9 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2023. Produced for Brown & Co. REF: 1059215

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Brown&Co
 The Atrium | St George's Street | Norwich | NR3 1AB
 T 01603 629871
 E norwich@brown-co.com

BROWN & CO
 Property and Business Consultants