



THE STORY OF

# Ravenscroft

*Fincham, Norfolk*

SOWERBYS

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Swaffham Road, Fincham,  
Norfolk, PE33 9ET

Detached Family Home

2 Acres Plot (STMS)

Spacious Sitting Room with Triple  
Aspect Windows and Fireplace

Two Kitchens and Separate Dining Room and Study

Five Double Bedrooms with Superb Views

Open En-Suite/ Dressing Room and  
Balcony to Principal Bedroom

Carport, Garage and Large Workshop

A Peaceful, Secluded and Multi-Generational Home

Sold Chain Free

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“This was originally the village doctors house in the 1960’s. We would describe the house as peaceful, relaxing and homely.”

The current owners have resided in this residence since 1999, diligently transforming it into their perfect family home over the years.

Upon entering the property through the electric gate and driving down the sweeping driveway, an immediate sense of privacy and security is prominent at Ravenscroft.

Inside, the property exudes a bright and airy ambiance, thanks to its expansive windows that usher in copious amounts of natural light. The ground floor boasts versatility, providing ample space for a large family to gather and enjoy each other’s company.

The sitting room, adorned with a triple aspect window, stands out as the brightest room on the ground floor, illuminated by natural light,

while the fireplace adds a touch of warmth.

On the opposite side of the property, you’ll find two well-appointed kitchens. The oak kitchen features a range cooker and generous storage, while the glossy black kitchen, facing the bi-folding doors and overlooking the expansive garden, is a showstopper. Both kitchens facilitate multi-generational living, offering younger generations the independence to cater to themselves.

Ascending to the first floor reveals five double bedrooms and a family bathroom. The principal bedroom boasts a private en-suite, a dressing area, and a spacious balcony that opens to breathtaking views of the garden and open fields throughout the year. The room’s most striking feature is the vaulted ceiling adorned with beautiful, exposed oak beams.





Externally, the property provides ample parking for multiple vehicles, a double carport, and two single garages. Additionally, a separate 40ft by 20ft workshop adds to the property's utility. The plot, encompassing around 2 acres (STMS), is mostly covered in lawn, surrounded by mature trees that enhance its secluded allure.

If you seek a property with a private location, situated on a generously sized plot, and offering abundant space, then Ravenscroft is the ideal residence for you.

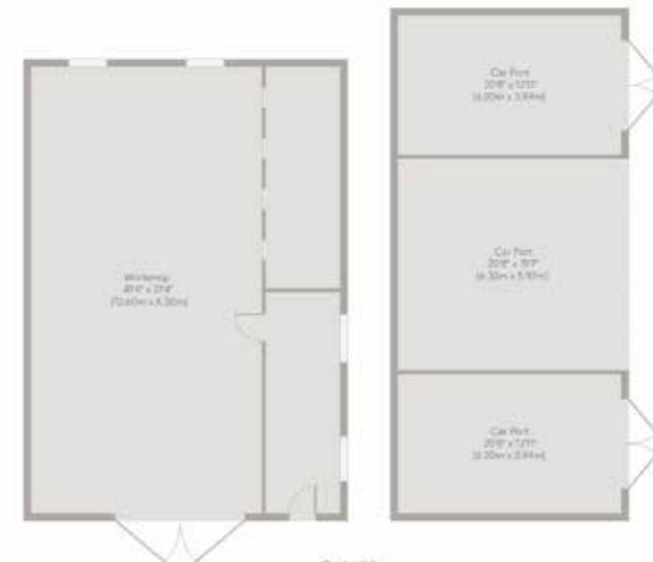




First Floor  
Approximate Floor Area  
1635 sq. ft.  
(151.89 sq. m)



Ground Floor  
Approximate Floor Area  
1920 sq. ft.  
(179.11 sq. m)



Outbuilding  
Approximate Floor Area  
234 sq. ft.  
(21.82 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



# Fincham

IN NORFOLK  
IS THE PLACE TO CALL HOME



A village which is located approximately 5 miles from Downham Market, Fincham has a garage, public house and a most attractive 14th century church.

and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

A primary school can be found in the neighbouring village of Shouldham, approximately 2 miles away, with secondary schools at the town of Downham Market, as well as a fast train service to London Kings Cross (1 hour 30 minutes).

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

Both King's Lynn and Swaffham are around 10 miles away, offering further facilities.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School.

An historic and thriving market town, Swaffham has an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary



Note from the Vendor



"We love the peacefulness and the rural location. The views across the fields are spectacular."

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Solar panels for water heating. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 9764-2824-6493-9006-1141

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: ///tooth.princely.veto

AGENT'S NOTE

There is a covenant on the title deeds that prohibits the erection of any further dwellings.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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