



Oakfield Main Road, Little Fransham

In Excess of £900,000

Oakfield Main Road

Little Fransham, Dereham

This custom home in Little Fransham spans three levels, offering 4200 sq. ft of living space. Notable features include a water treatment facility, underfloor heating, and a 4kw solar panel system. A testament to refined craftsmanship, it harmonises rural tranquillity with modern luxury.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





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LOCATION

Little Fransham exudes quintessential English village charm. Surrounded by rolling fields and historic architecture, including traditional thatched cottages and quaint brick houses, the village offers a serene retreat. Despite its small size, Little Fransham provides essential amenities, including a local shop and a community center, fostering a close-knit community atmosphere. This peaceful hamlet is an inviting haven for those seeking an authentic English countryside experience with a gentle pace of life.

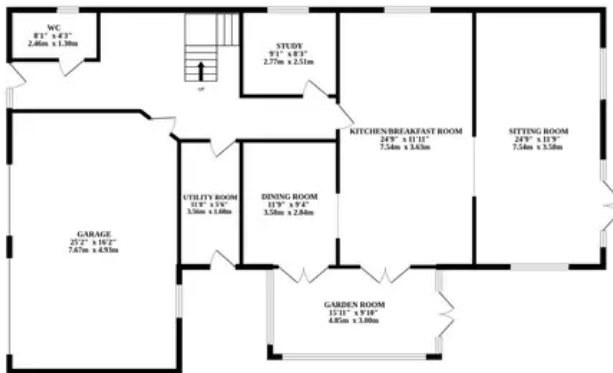
THE PROPERTY

Nestled along a private lane, this property offers a serene escape from the main road. Unassuming black iron gates guide to a practical hard-standing driveway, discreetly leading to the main entrance and integral double garage that seamlessly blends into the setting.

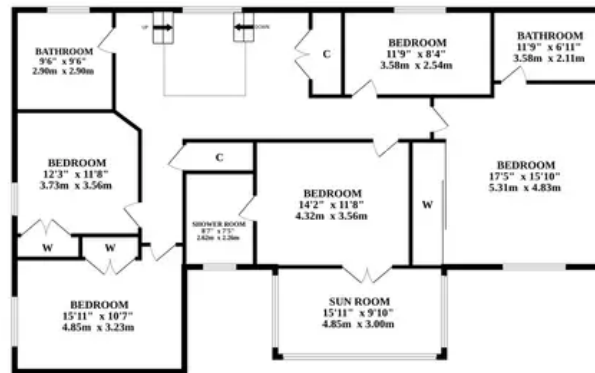
As you step through the main entrance, the warm welcome in the hallway includes a convenient W.C., stairs, and under-stairs storage on the left. On the right, the utility room and a flexible study/reception room are ready for use.



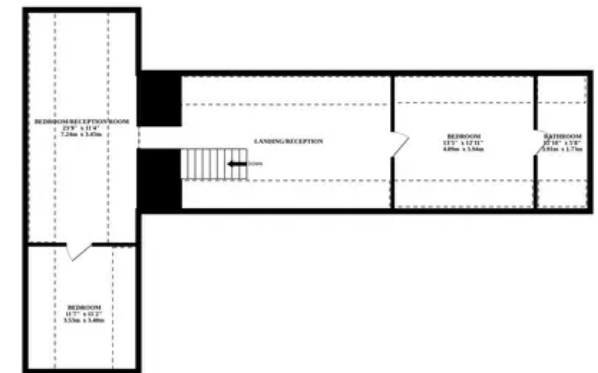
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 45709sq.ft. (4246.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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