



26 Oak Avenue  
Loddon | Norfolk | NR14 6FU

FINE & COUNTRY

# A CUT ABOVE



“This modern home is beautifully bespoke. Having been designed and finished by the developer for a family member, it’s packed with extras and the attention to detail is clear. Currently owned by an architect and designer, there have been further improvements, including the addition of a well-designed garden studio and landscaping works in the garden. Looking out over the green, within a small group of elegant Georgian-style homes, the setting feels like an attractive village – and has the friendly community to match.”



# KEY FEATURES

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- A Large Detached Executive Home, finished to a High Specification and located on an Impressive Development
- The Property is situated within Easy Reach of Norwich
- Five Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Dining Room with Separate Utility Room and WC
- Two Reception Rooms
- An Impressive Garden Studio, ideal for Working from Home
- Landscaped Garden and Large Patio
- Double Garage with Power & Lighting; Parking for Four Cars
- The Accommodation extends to 1,749sq.ft
- Energy Rating: B

With high ceilings, sash windows and wonderfully proportioned rooms, this impressive home offers all the character of a Georgian property with the ease of a modern home. Top notch materials, a lovely plot and an abundance of space make this stand out from the crowd, while the generous garden is totally private and a real delight.

## Something Special

The property was designed by award-winning architect Francis Terry, and built by Halsbury Homes, a local family firm specialising in Georgian-style architecture and high-quality properties. It has a lovely spacious and airy feel throughout and this is enhanced by the materials and finish. For example, the Amtico flooring throughout the ground floor has been painstakingly laid on the diagonal and beautifully bordered around the edges. The kitchen worktops are granite and the units hand-painted, with additional upgrades such as the Quooker tap and integrated appliances.

## Wonderful Proportions

Step into the house and straight away you get a sense of the light and space. An elegant hallway, stairs rising to the first floor, has doors to all the main rooms. Head to the sitting room on your left and you'll see it's a dual aspect room running the length of the property. The Amtico flooring is beautiful and the handsome stone fireplace contains a gas fire that has the cosiness of a log burner with far less work! The sitting room has a dado rail plus feature shelves, subtly lit, sit either side of the fireplace. Plantation style shutters have been fitted in each window.





# KEY FEATURES

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There's a study to the front of the house that would also make a great playroom or formal dining room, then you have the family kitchen to the rear. A fabulous room, doors open to the raised stone terrace in the garden and there's plenty of room for dining or seating. Upstairs, the five bedrooms are a good size. The master has a stunning en-suite, while the other bedrooms share a luxurious family bathroom.

## Town And Country

The plot here is larger than average and the owners have taken full advantage of this, creating gorgeous surroundings with plenty of greenery throughout the seasons. A raised stone terrace is the perfect place in which to soak up the sun, whilst the greenhouse will keep a keen gardener happy for hours. The current owners have designed and built a bespoke studio in the garden. This has been enormously well insulated and has power, so it can be used comfortably throughout the year. It's the perfect home office or hobby space as also has fast internet connected. The house looks out over a large green at the front and is completely private at the back, so you see plenty of greenery and sky, but nobody can see you. People walk their dogs on the green or children play, so it's a lovely sociable part of the community. In fact, the community here has been one of the things the owners have most enjoyed, making many friends in their time here. They've lived in many places over the years, but have never before received such a warm welcome. These days, they often walk into the village with friends and neighbours for the varied clubs, groups and events that take place in both Chedgrave and Loddon, or head to one of the pubs for lunch. You can stroll to the well-stocked village shop, doctors surgery and dentist, excellent schools, Post Office, pharmacy, hairdresser, hardware shop... as you can see, there are plenty of amenities. If you prefer to get away from it all, the country walks are sure to appeal, perhaps a stroll by the river.



















# Garden Studio















# INFORMATION

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## On The Doorstep

The market town of Loddon has an excellent centre with a variety of shops and amenities offering day to day facilities. Primary schools and the Holt Academy secondary school are a short walk from the house, whilst schools in the private sector are located nearby at Langley and in Norwich. The market towns of Beccles and Bungay are 6.5 and 7 miles away.

## How Far Is It To?

Norwich lies approximately 11 miles away, just 15 minutes by car, and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The thriving market town of Beccles is approximately 7 miles south east. Situated on the River Waveney it has some good riverside walks as well as a plethora of shopping and eateries. The attractive market town of Diss is about 24 miles south west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

## Directions - Please Scan The QR Code Below

Leave Beccles on the A146 towards Norwich and continue on this road for approximately five miles. Go straight across the roundabout at Hales, past the filling station, and continue to the next roundabout signed to Loddon on the right. Take the third exit onto George Lane and then take the second turn left onto Oak Avenue and the property, number 26 will be found straight ahead.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [vessel.fooling.colonies](#)

## Services, District Council and Tenure

Gas Central Heating, Underfloor Heating to the Ground Floor and to the First Floor Bathrooms, Mains Water & Drainage

Ultra Fast Fibre Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

South Norfolk District Council - Council Tax Band F  
Freehold



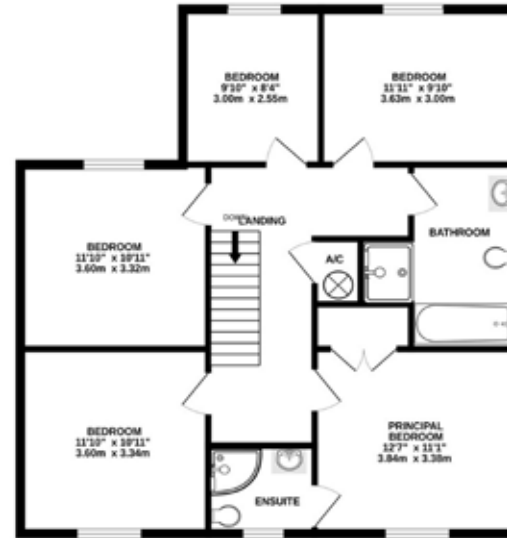


GARDEN STUDIO  
16'5" x 13'2"  
5.00m x 4.00m

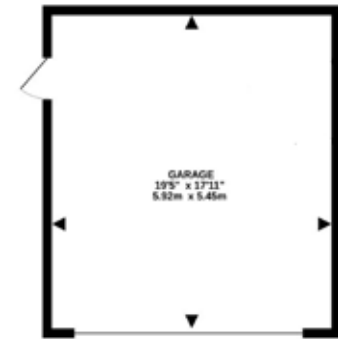
GARDEN STUDIO  
215 sq.ft. (20.0 sq.m.) approx.



GROUND FLOOR  
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR  
875 sq.ft. (81.2 sq.m.) approx.

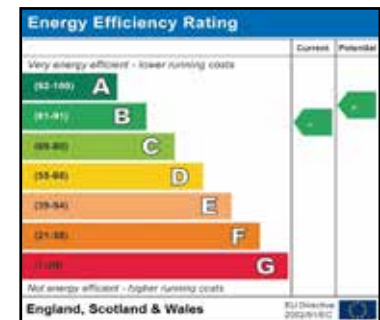


GARAGE  
347 sq.ft. (32.2 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE & STUDIO) : 1749 sq.ft. (162.4 sq.m.) approx.  
TOTAL FLOOR AREA : 2311 sq.ft. (214.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk  
Made with Metropix ©2024

Agents notes: All measurements are approximate and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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Striving to relieve homelessness.

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