



THE STORY OF

The Lindens

Horsford, Norfolk

SOWERBYS

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The Lindens

Drayton Lane, Horsford,
NR10 3AN

Handsome Six Bedroom Character Home

Grade II Listed

Wonderful Plot of 0.6 Acres (STMS)

Highly Versatile Accommodation

Desirable Location

Idyllic Family Residence

Approximately 3,500 Sq. Ft of Accommodation

Easy Access to Norwich and North Norfolk

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“...a welcoming embrace upon returning home.”

Standing proud in a substantial plot interspersed with mature trees and thriving flower beds, The Lindens is a most unique property oozing character and charm alongside the versatility needed to be a truly functional and fulfilling family home.

Over 3,000 sq. ft. of warm and welcoming accommodation provides an insight into the rich history of this period home, with a fine array of period features being showcased alongside the modernity and functionality of a home capable of supporting the ever changing needs of modern family life.

A large rear hallway ensures a welcoming embrace upon returning home, with an expanse of original parquet flooring leading to all the ground floor accommodation, including a classic country kitchen/breakfast room with exposed timbers, pamment tiled floor and even an Esse wood-fired stove.

A formal dining room enjoys yet more character whilst the double aspect sitting room is awash with natural light via large sash windows, and makes for a brilliantly elegant and embracing space to unwind as a family next to the recently fitted wood-burner.



A further reception to the rear leads to the splendid garden room/conservatory enjoying panoramic views of the rear garden, whilst further accommodation on the ground floor includes a substantial utility/boot room and further family room.



The impressive first floor is equally spacious and versatile, with no less than six double bedrooms arranged along a classic farmhouse landing. An en-suite principal bedroom can be accessed via the landing or independently via back stairs, whilst many of the further bedrooms benefit from built-in storage.



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.

Among the finest features of this home is the substantial and established plot in which it sits. Stretching to approximately 0.6 acres (STMS), the mature and thriving plot ensures a grand welcome home with a circular driveway leading round to further off-road parking and the double garage.

A sprawling lawn to the rear offers plenty of space for all the family members to stretch their legs whilst mature trees and thriving flower beds intersperse the gardens beautifully.



ALL THE REASONS

Horsford

IN NORFOLK
IS THE PLACE TO CALL HOME



A thriving village, Horsford is surrounded by places to walk, jog, or cycle. Both St Faiths Common and Horsford Woods are open to the public and are certainly worth exploring.

Horsford offers many amenities such as a shop with a post office, a bakery, butchers, various takeaways including fish and chips, plus a popular public house, The Dog, which has served the village for many years. There is great access to doctors here with three surgeries available: Horsford, Drayton, and St. Faiths, and various pharmacies.

For those with families, there is a pre-school and a primary school within the village, and Horsford is in the catchment area for both Helleseon High School and Taverham High School, both of which are less than 5 miles away.

The community is welcoming not only to its residents, but also visitors to the area, hosting various events throughout the year with many organised by Horsford Social Club. One of

which being the village festival, where many groups within the community get involved. The Social Club also holds various events throughout the week such as darts, pool, bingo and more.

Horsford Methodist Church and Horsford All Saints Church both hold regular services. The Church Room at All Saints Church hosts a knitting club, coffee mornings and a toddler group for those with young children.

Next to the Methodist Church is the Village Hall and Recreation Ground. In addition to the football pitches, there is a play park and outdoor gym equipment. The Village Hall, home to Horsford Social Club, also hosts the Horsford Women's Institute once a month and an amateur drama group. For those looking for a sport to participate in, Horsford has teams for football, cricket and bowls!

Enjoy the convenience of being located approximately 6 miles from the historic city of Norwich, with excellent amenities and rail links, whilst relishing in the comfort of village life.



Note from Sowerbys



The dual aspect sitting room is awash with light.

“...an elegant and embracing space to unwind as a family.”

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SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///bliss.laugh.s.badge

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.

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