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THE STORY OF

White Lodge

Shropham, Norfolk

SOWERBYS



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White Lodge

Watton Road, Shropham,
Norfolk, NR17 1EA

Former Gatehouse/Lodge to Shropham Hall with
Stunning Grounds Approaching 1.5 Acres (STMS)

Well-Positioned for Access to A11

Excellent Potential for Renovation or Extension
with Delightful Character Feature

Two Reception Rooms, Kitchen and Two /Three Bedrooms

No Onward Chain

Formerly the gatehouse to the neighbouring Shropham Hall, White Lodge is situated back from the road, accessed via a shared private drive with the hall and coach house. Situated in lightly wooded parkland, the grounds extend to approaching 1.5 acres (subject to measured survey), situated either side of the drive. The property could be offered with reduced grounds, subject to negotiation.

The delightful grounds are brimming with snowdrops and daffodils, boasting a magnificent old oak reputed to date back 400 years or so to the reign of Henry VIII, as well as a variety of other magnificent specimens to be discovered.

The accommodation, in brief, comprises an entrance porch, central sitting room with dining room/study leading off, rear hall with pantry, kitchen, and ground floor bathroom. On the first floor, there is a central main bedroom with a dressing room/occasional third bedroom and a separate second bedroom accessed off the landing.

Having been let in recent times, the oil central heating system has been serviced and electrics certified. Nevertheless, the property is a great prospect for improvement and potentially extension (subject to necessary planning permissions), which will both add value and make a comfortable home in a truly wonderful setting.

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8'6" x 3'11"
(2.60m x 1.20m)



Ground Floor
Approximate Floor Area
625 sq. ft
(58.02 sq. m)



First Floor
Approximate Floor Area
435 sq. ft
(40.44 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

Shropham

IN NORFOLK
IS THE PLACE TO CALL HOME



The property is in the centre of the Breckland village of Shropham, conveniently located

within easy reach of the All giving access to Norwich, Cambridge and London.

Your closest town, just a short drive away is Attleborough, which offers a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloos

and Combat Paintball. Attleborough also includes a train station offering a direct line to Cambridge and Norwich, both with connecting services on to London.

The historic Cathedral City of Norwich, is found 20 miles to the north by car and has everything you would desire from a vibrant regional capital, including Norwich international Airport which caters for both domestic and international flight destinations.



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 8461-7027-6290-8349-8902

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: ///argued.castle.threaded

AGENT'S NOTE

The properties drive is shared – maintenance arrangements TBC.

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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