



Oakwood  
Golden Gym | Pentney | Norfolk | PE32 1EW

FINE & COUNTRY

# PERFECT FAMILY HOME



With a setting in the popular village of Pentney, this stunning detached five-bedroom family home has been completely renovated to a very high standard and has the benefit of the most amazing field views. Four of the bedrooms along with a family bathroom are to be found on the first floor, while downstairs there is a further bedroom and bathroom, and a wealth of living space which includes both a sitting and living room, study, a very generously sized kitchen/diner, utility room and an attached garage. The property has a wood burner in the study, and an open fire in the living room. The house is accessed down a gated private drive flanked by lawned areas, and with a shingled area to the front there is ample off-street parking for vehicles.



# KEY FEATURES

- A Stunning Detached Family Home in the Village of Pentney
- Five Bedrooms; Two Bathrooms
- One of the Bedrooms can be found on the Ground Floor
- Two Reception Rooms and a Study
- Beautiful Large Kitchen/Dining Room with Separate Utility Room
- Garage with Gated Driveway providing Plenty of Parking
- The Accommodation extends to 2,186sq.ft
- Energy Rating: E

## Location, Location, Location

"The secluded location is what attracted us to it; even though we knew the house was in desperate need of being brought back to life, the location instantly won us over," the current owners said when asked what first drew them to their home. "We have lived at Oakwood for three years and have completely and lovingly restored every single area within the house, including a new roof, new windows and doors, new boiler and heating system. The list is never-ending – internally and externally no stone has been left unturned."

"Oakwood was built in circa 1915 to 1920, and from every window you can see unspoilt views which you never tire of. We have found the kitchen/dining area to be the hub of our family life, somewhere we all group together once our busy days have come to an end. It's also lovely to have two separate lounges to retreat into, which we find becomes divided between the adults in one lounge and the children in the other. Having so many diverse spaces inside and outside the property has allowed us to hold many special occasions including my nan's 96th birthday, with the downstairs bedroom and bathroom allowing her to stay with the family."

"We will miss being part of a wonderful small village and the location and privacy that Oakwood holds. There are very few houses we believe have the secludedness of our house."

## The Garden

"Once you shut the electric gates, it really is like you have your own world with no neighbours," the owners said. "It so tranquil and private and the only thing you can hear is the birds tweeting in the garden. We are in a spot where you see countless birds of prey flying over, little owls and deer out of every window. It's a wonderful slice of Norfolk countryside."





# KEY FEATURES

## A Very Special Location

"The never-ending wildlife walks, bike rides, and the local park where my children love to play," the current owners answered when asked about what has made Pentney special for them. "It's always so quiet and peaceful. We have spent most school holidays making picnics and heading out of the drive and down the track to the river, seeing so many wonderful animals on our way! We truly will miss Oakwood."

Pentney is a small community situated approximately halfway between King's Lynn and Swaffham, just off the A47. The countryside is rural and gently undulating. Access to the main Norfolk towns and the city of Norwich is superb, with Norwich approximately thirty-eight miles to the east. The North Norfolk coast can be quickly reached by car, but closer to home there is excellent walking, riding and bird watching to be enjoyed. Pentney is situated close to the River Nar, with the benefit of an attractive village church. The neighbouring village of Narborough has a trout farm and smokery for fishing and outstanding food, a post office/ convenience store, a Chinese restaurant, GPs' surgery and a junior school. If shopping at a supermarket is required, this is found nearby in Swaffham, Downham Market and King's Lynn.















Princesses  
Read  
Dance & Sing  
With a Good Friend  
Laugh & Play  
Laugh, play  
and be silly  
Clean your room









# INFORMATION

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## On Your Doorstep...

Pentney is a small rural hamlet surrounded by woodland, close to the River Nar, with the benefit of an attractive village church, playing field and Pentney Lakes. In close proximity is the village of Narborough with trout hatchery and post office. A nature reserve owned by Norfolk Wildlife Trust is close by along a disused railway line and whilst the Priors of Pentney are long gone, their vocation of hospitality lives on, while the Abbey hosts many functions, including “Medieval Banquets”. A broader range of facilities can be found not far away at Swaffham (now of television’s Kingdom fame) including a Waitrose supermarket and Downham Market approximately 12 miles away with its direct line rail station to London Kings Cross (1hr 30 mins approx).

## How Far Is It To?...

Pentley lies approximately 7 miles from the market town of Swaffham, which has a good range of local facilities and amenities including a Waitrose supermarket. Further facilities can be found at Kings Lynn (10 miles), which also has an excellent railway link to London Kings Cross with a fastest journey time of 1 hour 40 minutes. Norwich, the cathedral city and regional centre of East Anglia, is approximately 30 miles distant and has a thriving cultural and historic centre and international airport to the north of the city with international flights via Schipol. The North Norfolk coast, with its renowned sandy beaches, bird reserves and excellent sailing, are within easy reach.

## Services, District Council

OFCH and Log Burner, Mains Water & Septic Tank  
Kings Lynn and West Norfolk Borough Council - Tax Band E  
Freehold

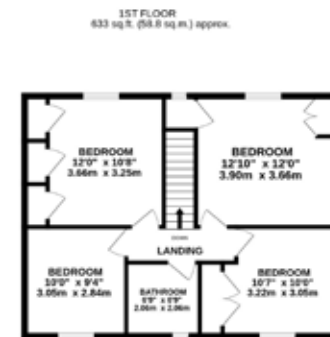
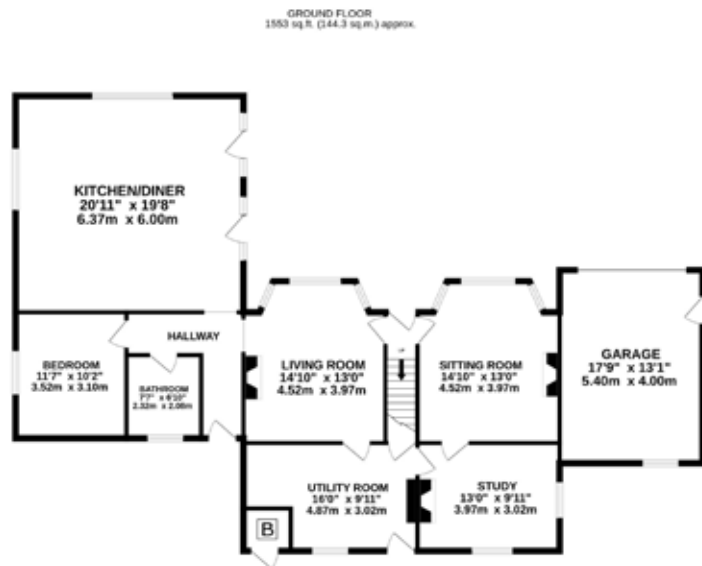
Directions - Please Scan The QR Code Below

## 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... [///immediate.brings.ember](https://immediate.brings.ember)







TOTAL FLOOR AREA: 2186 sq.ft. (203.1 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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core	Energy rating	Current	Potential
7+	A		
1-91	B		
9-80	C		76 C
5-68	D	66 D	
9-54	E		
1-38	F		
20	G		



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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THE FINE & COUNTRY  
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