



THE STORY OF  
**Chesham House**

*Brisley, Norfolk*

**SOWERBYS**



S

THE STORY OF

# Chesham House

School Road, Brisley, Norfolk,  
NR20 5LH

●

Grade II Listed Detached Georgian Home

Four Double Bedrooms

Three Reception Rooms

Accommodation Stretching to Almost 2,500 Sq. Ft.

Converted Coach House Offering a Versatile Space

Completely Refurbished Throughout

12 Acres (STMS)

Three Stables

Charles Britton Menage

Ground Mounted Solar Array 7.2kWh

Garage

●

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



“...we’ve renovated the home to provide a new chapter in its history and future.”

Chesham House has been recently refurbished and has now been brought back to its former glory by the current owner. With no expense spared, and countless hours having been poured into the house, it not only lives up to the demands of modern living, but still respects the old bones of this lovely property. This charming, Grade II Listed Georgian-fronted residence is nestled within the embrace of a picturesque village setting, with the very well-regarded Brisley Bell a stone’s throw away.

Encompassing over 12 acres (STMS) of meticulously manicured grounds, this property is a rare gem. It combines

equestrian facilities typically exclusive to remote properties with the idyllic charm of village life, and the vibrant local pub just a short stroll away.

Originally a collection of quaint farm cottages, the main house has undergone a graceful transformation. Step inside to discover a series of exquisitely appointed rooms, each offering its own unique blend of sophistication and comfort. From the inviting drawing room, with its cosy fireplace and french doors leading to the gardens, to the elegant dining room and the warm embrace of the kitchen; every space within this home is designed to inspire and delight.







Throughout the home, echoes of its rich heritage can be found in the form of period features, including graceful sash windows, marble fire surrounds, and high skirtings, lending a sense of character and charm to every corner.

Ascend to the first floor to find the stunning principal bedroom with its luxurious en-suite bathroom, accompanied by three additional double rooms, with the next largest also enjoying a beautiful en-suite shower room. The remaining bedrooms share a family bathroom, and finally on this floor is a versatile room adjoining bedroom three, which could be a study, a nursery or an opulent walk-in dressing room, all bathed in natural light and thoughtfully appointed for modern living.



“We’ve taken much joy in restoring and reconnecting to the grounds...”



Beyond the confines of the main house lies a veritable oasis of outdoor splendour, where manicured lawns, verdant paddocks, and enchanting garden retreats beckon you to explore and unwind. A picturesque carriage driveway, adorned with wrought iron gates, sets the stage for your arrival, while a secondary drive leads to a convenient parking area nestled between the main house and the adjacent coach house.

The coach house has been completely overhauled and now offers a versatile space which can be tailored to suit a variety of needs, whether as a private gym, home office, or creative studio, providing the perfect retreat for work or leisure.

For those with equestrian pursuits in mind, the property offers a host of amenities designed to cater to both horse and rider. Three stable blocks and a hay store provide ample accommodation for equine companions, while the other half of coach house still offers additional storage space. Nearby, an all-weather menage awaits, whilst fenced paddocks ensure ample grazing throughout the year.





“The land has been a bonus to us - we’ve loaned it to our neighbours and that has quickly integrated us into the village community.”



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.  
Copyright V360 Ltd 2023 | www.houseviz.com

ALL THE REASONS



# Brisley

IN NORFOLK  
IS THE PLACE TO CALL HOME



Brisley is a beautiful and unspoilt village situated between the two market towns of Fakenham and Dereham which offer an excellent selection of supermarkets, shops and schooling. Brisley is well known for its surrounding countryside and the renovated award winning Brisley Bell Inn which has a first-rate menu and a warm welcome which has earned it multiple awards.

Brisley has a village hall and a well-respected Primary School and is also in the catchment area of Litcham High School which is one of the best Secondary Schools in the area. The common is owned by the village and is one of the largest in the UK, stretching to over 200 acres and includes the active village cricket ground with men's and women's teams. In recent years an area of amenity land has been transformed to create a woodland of native British trees to celebrate Queen Elizabeth's Diamond Jubilee, desirable allotment plots, a

children's play area, football pitch and fitness trail. The area is a delight for residents and visitors to use for walks and picnics.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.

Within Fakenham there are plenty of places to eat in including pubs, cafés and restaurants, as well as a four screen cinema, garden centre and the Gallows Sports Centre with golf, squash, tennis, archery, rifle shooting and bowls.



Note from the Vendor



“I am always most at home in the garden. The pond garden is perfect to take a minute and hit pause.”

THE VENDOR



### SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating with radiators to the first floor and the front of the property. Wet underfloor heating to the rear ground floor, electric underfloor heating in family bathroom and ensuite. Electric radiators in outbuilding.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

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

### TENURE

Freehold.

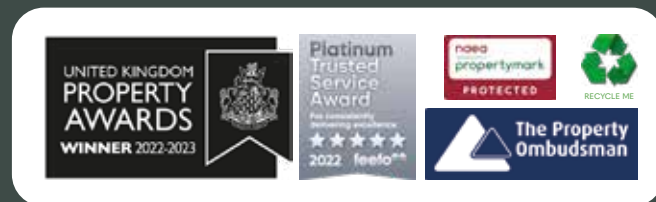
### LOCATION

What3words: ///reclined.goggles.charts

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.



# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL