



## SCHOOL VIEW

Grove Lane, Holt, Norfolk, NR25 6ED  
Guide Price £979,995

**BROWN & CO**  
COCKERTONS



# SCHOOL VIEW

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## DESCRIPTION

School View is a modern detached residence situated in a prime residential location within walking distance of the Georgian town of Holt. The former five bedroom property is approached via a large driveway providing ample off road parking leading to an attached double garage. The beautifully designed, landscaped garden grounds are a real feature of School View, including terrace and lawned areas and well stocked with a varied selection of plants and shrubs. Uninterrupted views over Gresham's School can be enjoyed from the first floor.

The property offers a contemporary flow boasting two reception rooms, a kitchen/dining/breakfast room, utility room and cloakroom on the ground floor. The first floor presents a large master suite with walk in dressing room, three further double bedrooms, one with an en suite and a family bathroom.

## LOCATION

School View is situated in the beautiful Georgian town of Holt which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and was originally founded in 1515 and provides pre-prep, prep and senior schools.

The North Norfolk Coast is a short drive away and boasts superb walking, golfing, sailing and bird watching activities.

The cathedral city of Norwich is just twenty miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



## SPECIFICATION

- Detached Residence
- Prime Residential Location
- Attached Double Garage
- Ample Off Road Parking
- Private Landscaped Gardens creating a 'Personal Sanctuary' perfect for 'Alfresco Dining'
- Beautifully designed and well stocked with a variety of shrubs & plants
- Open Plan Living with a contemporary flow, seamlessly integrating Dining, Kitchen & Breakfast areas
- Utility Room
- Two Receptions Rooms
- Ground Floor Cloakroom
- Master Suite with Dressing Room
- Three further Double Bedrooms, one with En Suite
- Family Bathroom
- Uninterrupted views over Gresham's School
- Gas Central Heating & Double Glazing

## GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.







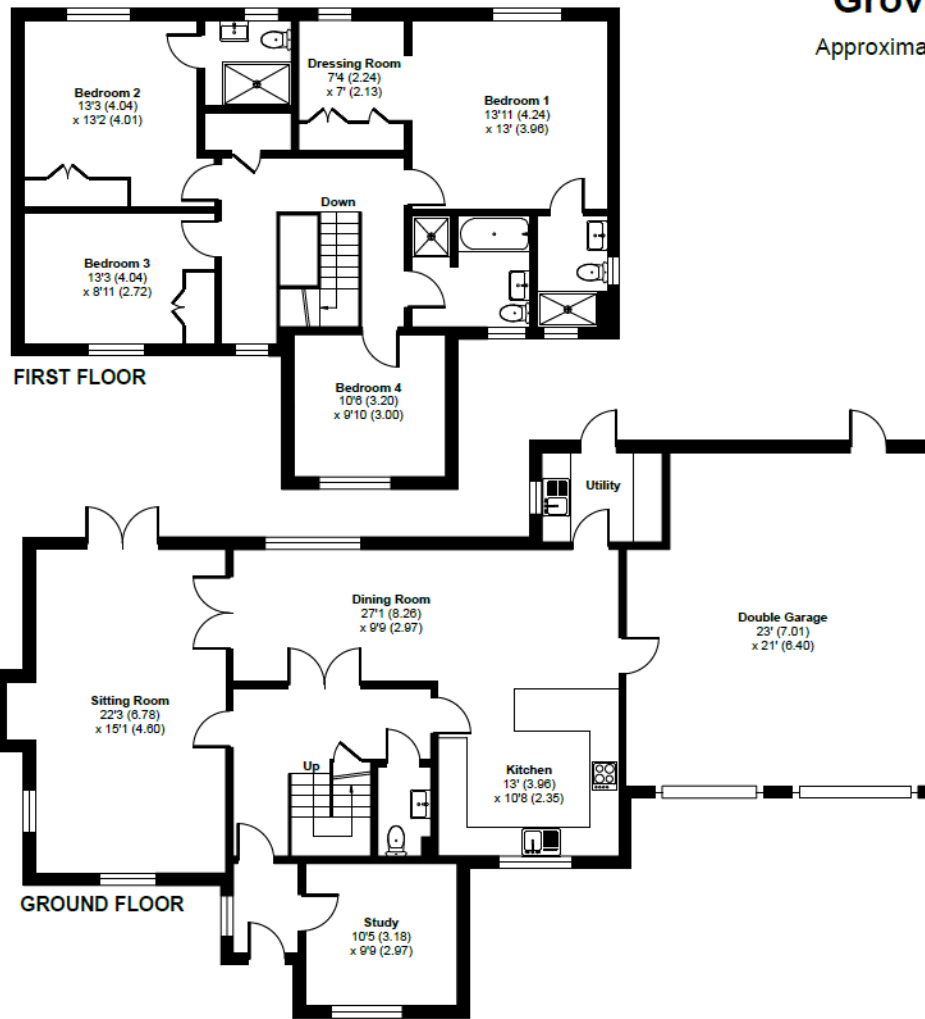
# Grove Lane, Holt, NR25

Approximate Area = 2057 sq ft / 191.1 sq m

Garage = 463 sq ft / 43 sq m

Total = 2520 sq ft / 234.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Brown & Co. REF: 1118626

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