



THE STORY OF

# Bridleways

*Shipdham, Norfolk*

SOWERBYS



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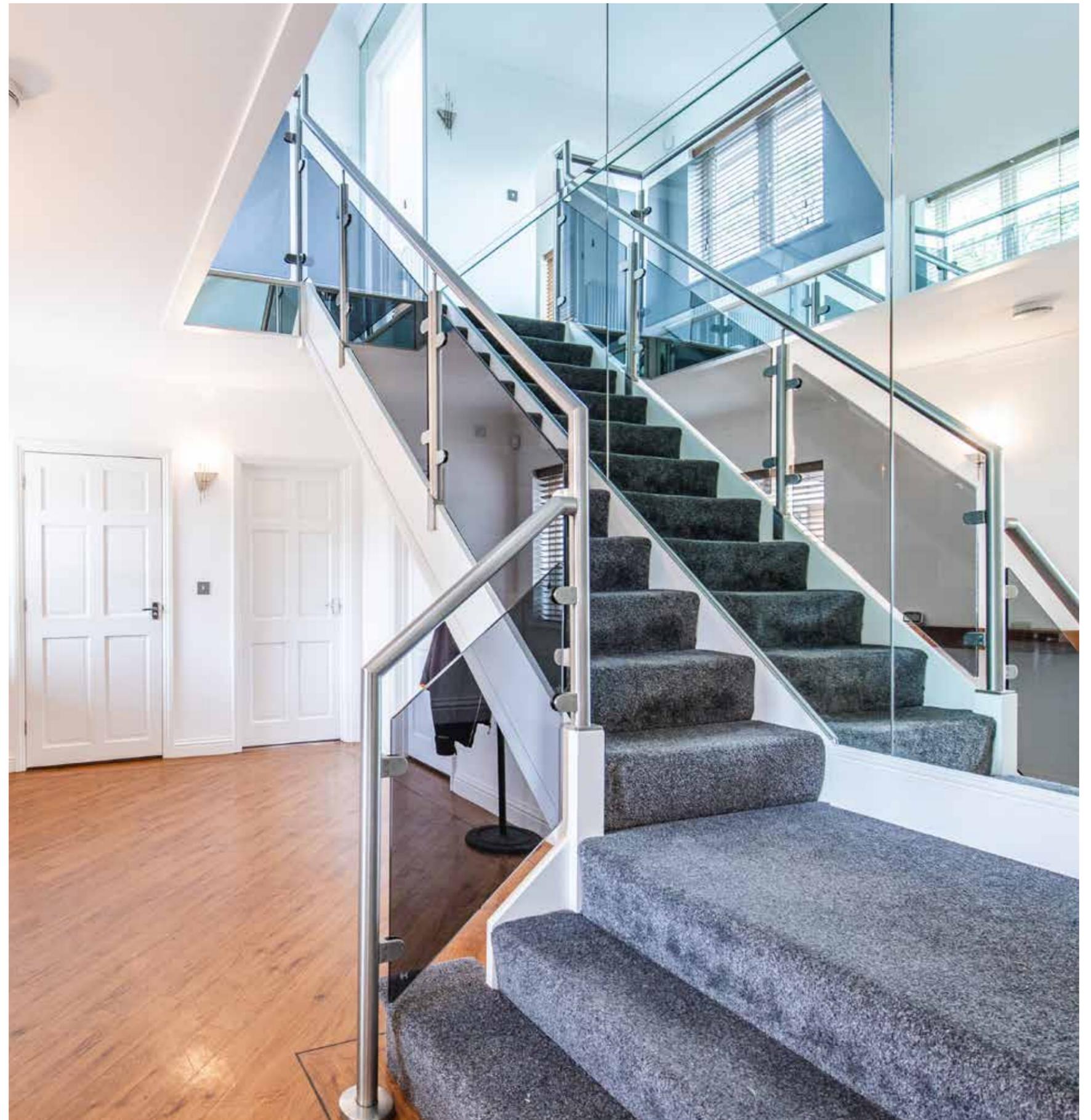
Shipdham, Norfolk  
IP25 7JY

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Impressive Gated Detached Home  
Extending to Approximately 4000 Sq. Ft.  
Accommodation Over Three Floors  
Self-Contained Annexe  
Grounds of Approximately 0.5 Acres (STMS)  
Newly Fitted High Specification Kitchen  
Six Bedrooms, Four En-Suites,  
Plus Large Family Bathroom  
Four Reception Rooms and Extra-  
Large Conservatory  
Underfloor Heating to Ground Floor  
No Onward Chain

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Situated in the popular and well-served village of Shipdham, you will discover this impressively proportioned home tucked away behind the village church.

This impressive home sits on grounds approaching 0.5 Acres (STMS), and features truly spacious and versatile accommodation over three floors extending to just short of 4000 sq. ft. The property enjoys some total of six bedrooms, one of which is within the self-contained annexe and four of which enjoy en-suite facilities.

The home has been improved in recent years, notably the stand-out kitchen has been fitted to a high specification. The use of glazing throughout the property is exquisite, allowing for a light and airy feeling throughout.



A host of well proportioned rooms are positioned around the impressive hallway with a bespoke brushed steel staircase. Reception spaces include a sitting room, dining/ games room, a generous conservatory with air conditioning, home office and utility room as well as a cloakroom.

An interconnecting door leads between the utility room and the self-contained annexe which features a newly installed kitchen, living/dining room, bedroom and en-suite shower room.

Moving to the first and second floors, a choice of five bedrooms await. The principal bedroom features its own dressing room and en-suite, as well as air conditioning. Two further bedrooms have en-suites, whilst the final bedroom is served by the family bathroom.

Outside a generous gated driveway provides a wealth of parking opportunities. The garden is a blank canvass being mainly laid to lawn with a patio wrapping around to the side and rear of the property.

The property is situated in the heart of Norfolk, providing excellent connectivity. It is just a short distance from the A11, which connects to the A14 and M11, offering easy access to London. Its central location also grants convenient access to many popular Norfolk coastal towns and is approximately 16 miles from Thetford Forest.



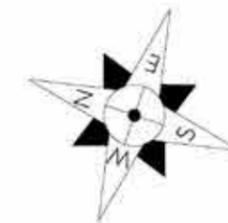
CGI Image



CGI Image







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.  
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# Shipdham

NORFOLK'S LONGEST VILLAGE

Almost two miles in length, Shipdham is Norfolk's longest village nestled between the market towns of Watton and Dereham in the Breckland region and a designated Conservation Area.

Noted in the Domesday Book as a thriving, well-established settlement of 70 households, it was one of the largest of the time with a church and woodland. During World War II, the village became home to the USAAF 44th bomber group, which was based at its airfield, and the historic site is now home to Shipdham Aero Club and museum.

Today, Shipdham has a thriving community with a GP surgery, Post Office, nursery and primary school, shops and local pub making it a fantastic village for all ages. Along with a clutch of beautiful period properties, Shipdham has grown in recent years with the development of several quality new-build developments which have been sympathetically incorporated within their rural setting.

Less than 6 miles away is the classic country market town of Dereham, with several supermarkets, shops, banks, a museum, a steam train station and a fitness centre with a large swimming pool.

A twice weekly market appears on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages, such as Shipdham, are fantastic locations to enjoy the best of Norfolk country living.



## Note from Sowerbys



“This impressive home sits on grounds approaching 0.5 Acres (STMS) and features truly spacious and versatile accommodation.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating. Underfloor heating to ground floor.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

D. Ref: 8315-6726-7950-1339-4996

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: ///nerd.bearings.flap

### AGENT'S NOTE

Main residence council tax band F – Annexe separately rated band A.  
The staged images show a depiction of how the property could look once dressed and is for representation only.

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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