



ALL SAINTS  
VIEW

KETTLESTONE





# WELCOME TO ALL SAINTS VIEW

“AN EXCLUSIVE DEVELOPMENT OF JUST 8 BARN STYLE HOMES”



An exclusive collection of eight luxury barn style homes nestled within one of North Norfolk's most charming villages.

Set at the end of an impressive mature tree lined, gravel drive, is a delightful secret ready to unwrap and enjoy, representing the very best of North Norfolk's rural architecture.

Built using the finest quality materials coupled with exceptional craftsmanship, All Saints View offers beautiful traditional features, whilst benefiting from the comforts of a new home.

Woodson Homes have achieved the most harmonious street scene, whilst paying close attention to, and celebrating the characteristics of each individual home.

A design led approach, lifestyle is at the heart of these homes, each space has been meticulously created with the prospective residents in mind, whilst offering an uncompromising specification throughout.

Embedded within the pretty village of Kettlestone with easy access to the glorious North Norfolk coastline, delightful market town of Holt, or the city of Norwich, All Saints View is the perfect choice to experience all that Norfolk has to offer.



# HOME IN THE HEART OF NORTH NORFOLK

A small vibrant village complete with a church and village hall, nestled between the River Wensum and River Stiffkey - Kettlestone is within easy reach of the Georgian market town of Holt, with a wider range of shops, pubs and restaurants, as well as the sought after Gresham's School; There is no need to hurry home, relax and enjoy the best of beach and country life.

For local amenities, the Market town of Fakenham is just a stone's throw with its shops, banks, cinema and weekly market, amongst many other local businesses and workshops.

The north Norfolk coast is within easy driving distance with its sprawling sandy beaches, marshes, golf courses and sailing clubs. King's Lynn and Norwich are both within reasonable driving distance and have direct main line rail links to London.

For a colourful and distinguished day out, a flutter at Fakenham Racecourse is a favourite among locals, or team up with your pals for a round at Fakenham Golf Club, set in and around the racecourse. Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.









# SPECIFICATION

## EXTERNAL MATERIALS

- Norfolk red blend facing brick, coupled with locally sourced and hand-picked flint cobbles
- A Mixture of heritage red and charcoal panne roof tiles, along with Natural slate
- Round-style cast iron style rainwater system by Brett Martin (or equivalent)
- Horizontal Oak cladding to plot 5
- High efficiency flush casement UPVC windows in Pebble (RAL 7032)
- Aluminium Bi-Folds In Pebble (RAL 7032)
- Hardwood painted front doors and surrounds
- Regular gravel to tree lined entrance drive and stabilised gravel to individual driveways
- Detailed lighting scheme across the development
- A combination of brick and flint walls, 6 ft timber feather-edged fencing and traditional black estate fencing form the boundaries between each plot
- Detailed planting scheme for each plot and communal areas, all rear gardens laid to turf
- Outside taps to all plots
- External electrical socket to each plot
- Power provided to each garage or carport
- Timber gates to all plots
- EV charger to all plots

## INTERNAL FEATURES

- Solid Timber internal doors primed and painted white, with Antique Brass
- Tall Torus skirting painted white
- Natural Limestone flooring in all Hallways, Kitchen/living/dining areas and bathrooms
- The separate reception rooms in plots 2,4 & 6, laid with a light-coloured Ted Todd engineered oak

- Bespoke designed and fully fitted walk in wardrobe/dressing rooms in plots 1, 4 & 6
- Carpets fitted in all bedrooms and walk through wardrobes
- Deco switches and sockets in antique brass.
- Painted timber staircase with solid oak details
- Traditional Column radiators fitted to the first floor in plots 2, 4 & 6
- Multi-zone Underfloor heating to the ground floor on all plots
- Log burners to plots 2, 4 & 6

## KITCHENS & UTILITIES

- 8 luxury bespoke designed and handmade Kitchens & Utility rooms by Willis & Stone
- Each Kitchen & Utility room hand painted with the Little Green Paint Company
- 8 individually selected 30mm quartz work tops from The Marble Group
- Integrated refuse and recycling bin
- All plots fitted with Bertazzoni Master Range Cooker with induction hob
- Modern series Bertazzoni stainless steel canopy hood
- Plots 1 fitted with Samsung integrated 60/40 Fridge/Freezer
- Plots 2,3,4,5,6,7 & 8 fitted with Bertazzoni French Door freestanding fridge freezer with 2 freezer drawers and heritage handles
- All plots fitted with Miele integrated dish washers (or equivalent)
- Plots 2,4 & 6 fitted with Quooker boiling water tap
- Plots 1,3,5,7 & 8 fitted with Swan-neck antique brass taps
- Traditional Butler sinks
- Armac Martin knob and cup pull handles in Antique Brass

## BATHROOMS

- Porcelanosa wall tiles
- Limestone floor tiles
- Lusso Stone freestanding baths in plots 4, 5 & 6
- Lusso Stone Rimless back to wall toilets, with concealed cistern and brushed gold flush plate
- Lusso Stone wall hung vanity units
- Lusso Stone freestanding double vanity unit in the principal bedroom ensuite of plot 6
- Lusso Stone brushed gold taps and shower heads throughout
- Lusso heated towel rails

## GENERAL INFORMATION

- Central heating, appliances & fenestration guaranteed
- Telephone & Broadband supplied
- High Efficiency Mitsubishi Eco-dan Air source heat pumps fitted to each plot
- First 12 month snagging period by Woodson Homes
- 10 Year White & Eddy, PI Insurance Covered Professional Consultants Certificate
- 200m drive to enter the development as well as other common areas managed by a residents management company



*If any specification details can not be fulfilled subject to supply, equal to quality will be provided.*



## PLOT 2 - SUMMER BARN

 2    3    2

Double Cart Shed | Open-Plan Kitchen / Diner | Built in Pantry | Impressive Full Height Entrance Hallway | Separate Living Room | Large Wrap-Around South-West Facing Garden

Immediately struck by the double height glazed, barn style opening to the front of the house, Summer Barn exudes luxury and style, with high quality finishes throughout. Throw open the bi-fold doors to the entire ground floor to enjoy those balmy summer evenings, or huddle around the log burner in the winter, this home offers the perfect setting to enjoy all year round.

### GROUND FLOOR

**Kitchen/Dining Room** 27'5" x 12'4" (8.35m x 3.77m)

**Living Room** 22'4" x 14'11" (6.81m x 4.54m)

### FIRST FLOOR

**Principal Bedroom** 16'4" x 12'11" (4.97m x 3.94m)

**Dressing Room** 6'2" x 5'9" (1.88m x 1.74m)

**Bedroom 2** 15'0" x 12'4" (4.56m x 3.77m)

**Bedroom 3** 14'1" x 12'4" (4.29m x 3.77m)

**Bathroom** 12'1" x 5'9" (3.69m x 1.74m)

*Approximate Floor Area 162.5sq.m. / 1,749 sq.ft. (excl. Cart Shed)*



## PLOT 1 - THE NOOK

 1    3    3

Double Garage | End Gable Barn | Principal Ensuite & Dressing Room | Utility Room | Open Plan Living | Wide Rear Garden

Behind the quintessential north Norfolk brick and flint gable end façade, The Nook is an impressive single storey luxury home.

Offering ample accommodation for friends and family, along with a sociable open plan living area complete with bi-fold doors, fill the space with fun and laughter or simply enjoy the peaceful sounds of nature from the tranquil garden.

### GROUND FLOOR

**Kitchen/Living/Dining Room** 24'5" max x 22'7" max (7.45m x 6.89m)

**Principal Bedroom** 15'10" x 10'11" (4.82m x 3.33m)

**Dressing Room** 12'6" x 10'4" (3.80m x 3.15m)

**Bedroom 2** 14'1" x 9'11" (4.28m x 3.02m)

**Bedroom 3** 11'0" x 10'11" (3.35m x 3.33m)

**Bathroom** 9'11" x 6'0" (3.02m x 1.84m)

*Approximate Floor Area 135 sq.m. / 1,453 sq.ft. (excl. Garage)*



# PLOT 4 - FLINT BARN



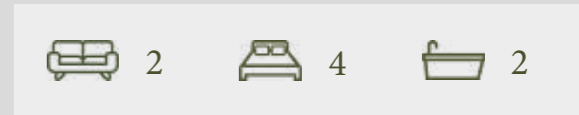
## GROUND FLOOR

**Living Room** 22'4" x 15'1" (6.81m x 4.60m)  
**Kitchen/Dining** 22'4" x 17'10" (6.81m x 5.43m)

## FIRST FLOOR

**Principal Bedroom** 17'7" x 11'7" (5.37m x 3.53m)  
**Bedroom 2** 13'9" x 10'4" (4.19m x 3.16m)  
**Bedroom 3** 13'0" x 11'0" (3.97m x 3.35m)  
**Bedroom 4** 13'0" x 11'0" (3.97m x 3.35m)

*Approximate Floor Area 184.4 sq.m. / 1,985 sq.ft. (excl. Cart Shed)*



Double Cart Shed | End Barn | Large Kitchen / Diner | Utility Room | Separate Living Room | Grand Principal Suite | South-West Facing Garden | Full Height Glazed Gable

The most wonderful example of north Norfolk brick and flint craftsmanship, Flint Barn is a beautiful gable ended barn style home with a fully glazed frontage flooding the ground and first floor with natural light. Joyfully versatile, rooms to the ground floor are connected seamlessly by the entrance hallway offering the perfect space for gatherings whilst closing spaces off for everyday living.

# PLOT 3 - GROVE BARN



Double Cart Shed | End Barn | Utility Room | Impressive Open-Plan Living | Vaulted Ceiling to Rear | South-West Facing Garden

A charming courtyard style plot, Grove Barn is a perfectly balanced home with a sprawling internal floor area and vaulted ceilings to the rear. Migrate social occasions from one area to the next through the large open-plan living space. Enjoy an afternoon with friends in the south-west facing garden complemented by a feast of external architectural features.

## GROUND FLOOR

**Living Room** 18'0" x 17'3" (5.49m x 5.27m)  
**Kitchen/Dining Room** 23'10" max x 17'7" max (7.26m x 5.37m)  
**Principal Bedroom** 14'3" x 12'4" (4.34m x 3.77m)  
**Bedroom 2** 14'9" x 12'4" (4.50m x 3.77m)  
**Bedroom 3** 15'1" x 10'8" (4.60m x 3.24m)  
**Bathroom** 10'6" x 6'8" (3.19m x 2.03m)

*Approximate Floor Area 152.3 sq.m. / 1,639 sq.ft. (excl. Cart Shed)*











## PLOT 5 - THE HAY BARN



Single Cart Shed | Large Kitchen / Diner | Utility Room | Garden Access to Two Bedrooms | Full width Patio | South-West Facing Garden

The Hay Barn offers a highly sociable open-plan living space, perfectly complemented by central bi-fold doors leading out to a full width patio.

Make morning coffees in the garden a daily ritual with two bedrooms benefiting from French doors to the garden. Whether it's a place to enjoy all seasons of north Norfolk, from moody skies to summer countryside walks, or an occasional getaway, this home offers fully versatile living.

### GROUND FLOOR

**Kitchen** 19'4" x 12'2" (5.89m x 3.70m)

**Dining / Living Room** 23'8" x 18'1" (7.23m x 5.51m)

**Principal Bedroom** 16'4" x 13'0" (4.97m x 3.95m)

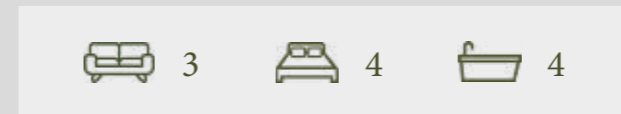
**Bedroom 2** 15'4" x 10'4" (4.67m x 3.14m)

**Bedroom 3** 11'9" x 10'8" (3.57m x 3.26m)

**Bathroom** 9'4" x 7'7" (2.84m x 2.31m)

*Approximate Floor Area 139.3 sq.m. / 1,499 sq.ft. (excl. Cart Shed)*

## PLOT 6 - THE FARMHOUSE



Single Cart Shed | Large Kitchen with Island Breakfast Bar | Separate Living & Dining Room | Grand Principal Suite with Walk in Dressing Room | En-suites to all Bedrooms

The largest home at All Saints View, sitting at the heart of the street scene, displaying the perfect fusion of traditional rural architecture with stylish contemporary interiors. A house to fill with friends and family, open up separate ground floor spaces to the garden via sets of bi-fold doors or enjoy formal dinner parties moving from one room to another as the evening progresses. The Farmhouse is a home for generations to come.

### GROUND FLOOR

**Reception Room** 17'11" x 13'10" (5.46m x 4.22m)

**Kitchen/Dining** 22'4" x 18'6" (6.81m x 5.65m)

**Living Room** 19'3" x 17'11" (5.86m x 5.46m)

### FIRST FLOOR

**Principal Bedroom** 17'11" x 12'11" (5.46m x 3.95m)

**Dressing Room** 12'9" x 5'11" (3.88m x 1.80m)

**Bedroom 2** 17'11" x 13'10" (5.46m x 4.22m)

**Bedroom 3** 18'6" x 11'0" (5.65m x 3.35m)

**Bedroom 4** 18'6" x 11'0" (5.65m x 3.35m)

*Approximate Floor Area 250.7 sq.m. / 2,699 sq.ft. (excl. Cart Shed)*





## PLOT 8 - ALL SAINTS BARN



 1   
  3   
  3

Single Cart Shed | Open-Plan Living | Utility Room | Garden Access from Principal Suite | En-suites to all Bedrooms | End Barn

Wonderfully balanced, All Saints Barn is the largest single storey home, the open plan kitchen and living space sits at the centre with en-suite bedrooms to either end. Let your culinary skills loose in the kitchen with an impressive curved central island, enjoy a glass of wine with friends as you cook chatting about the plans for the day or weekend ahead. With additional access to the garden from the principal bedroom, create a tranquil space for quiet reading on weekends taking a well-earned break from the hustle and bustle of daily life.

### GROUND FLOOR

**Kitchen/Living/Dining Room** 32' 3" max x 24' 11" max (9.85m x 7.60m)

**Principal Bedroom** 14'2" x 13'1" (4.31m x 3.99m)

**Bedroom 2** 15'3" x 12'1" (4.66m x 3.69m)

**Bedroom 3** 14'4" x 12'0" (4.36m x 3.67m)

*Approximate Floor Area 163.1 sq.m. / 1,756 sq.ft. (excl. Cart Shed)*

## PLOT 7 - COURTYARD BARN

 1   
  3   
  2

Single Cart Shed | Open-Plan Living | Double Aspect Bi-Fold Doors | Wrap Around Garden | Utility Room | End Barn

Nestled at the end of the drive, Courtyard Barn offers contemporary open plan ground floor living with a wonderful wrap-around garden beyond. Throw open the double aspect bi-fold doors and enjoy the pleasures of nature.

Welcome guests to stay with ample accommodation and enjoy all that north Norfolk has to offer.

### GROUND FLOOR

**Kitchen/Living/Dining Room** 28'10" x 19'9" (8.79m x 6.02m)

**Principal Bedroom** 13'1" x 12'8" (3.99m x 3.87m)

**Bedroom 2** 13'0" x 12'10" (4.96m x 3.92m)

**Bedroom 3** 11'7" x 8'10" (3.53m x 2.69m)

**Bathroom** 12'10" x 6'5" (3.92m x 1.96m)

*Approximate Floor Area 139.2 sq.m. / 1,498 sq.ft. (excl. Cart Shed)*





# THE DEVELOPER

Woodson Homes is a dynamic local development firm dedicated to crafting outstanding new homes across North Norfolk and Cambridgeshire. With a focus on location, design, materials, and construction, they create ideal spaces for modern family living. Their team boasts over 20 years of combined experience in residential development, delivering luxury yet functional homes in carefully chosen Norfolk locations.

Every aspect of design and construction is meticulously planned to ensure visually stunning homes that cater to contemporary living needs.





# ADDITIONAL INFORMATION



## ALL SAINTS VIEW

A LUXURIOUS DEVELOPMENT

Little Snoring Road, Kettlestone, Fakenham, NR21 0JH



### AGENT'S NOTES

Please speak to a member of the sales team for estimated annual maintenance charges and for any covenant or restrictions.

Please note CGI's are for representative purposes, and floor plans are subject to change.

Due to build stage kitchen layouts for selected plots may differ slightly.

### SERVICES CONNECTED

Mains water, drainage and electric

### LOCATION

What3words: ///trading.cookbooks.paths

### ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.



For all enquiries, contact

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