



THE STORY OF

Rest Harrow

South Green, Norfolk

SOWERBYS



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Rest Harrow

South Green, Dereham
Norfolk, NR19 1PU

Exquisite Sustainable
Bungalow

Large Sitting Room

Modern Sleek Kitchen
with Large Breakfast Bar

Four Bedrooms

Principal Bedroom with
En-Suite Shower Room

Luxurious Family Bathroom

Easy to Maintain Garden

Double Garage and Workshop

Studio with WC

A-Rated EPC

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This exquisite, fully refurbished residence has been meticulously redesigned by the current owners with sustainability at its core, achieving an impressive and rare 'A' rating on the EPC. Every detail has been crafted to maximize environmental efficiency without compromising on luxury.

At the heart of the home, the expansive, sleek modern kitchen boasts a large breakfast bar-ideal for family gatherings and entertaining. The design is further enhanced by a discreet utility room, seamlessly integrated at the end of the kitchen.

The property offers four beautifully appointed bedrooms, with the principal suite enjoying a private en-suite shower room. The additional bedrooms share a sumptuous family bathroom, offering both style and comfort.

Outside, a thoughtfully landscaped, low-maintenance garden provides the perfect setting for hosting family events or relaxing in privacy.

The property also benefits from a double garage, a dedicated home office/studio complete with its own WC, and a separate workshop. The long, shingled driveway offers ample parking, elegantly curving around the side of the home to the rear of the bungalow.



Although large, the sitting room feels so cosy and has a lovely flow via the conservatory to the garden in the summer.





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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Dereham

LOCATED IN THE
MIDDLE OF NORFOLK

Nestled in the Brecklands, Dereham is a classic country market town with Georgian architecture and more recent developments.

In the eighth century, Anna, King of East Anglia's youngest daughter, founded a nunnery and prayed for a miracle during a famine. Two deer appeared daily, providing milk. When a huntsman tried to capture them, he was killed after being thrown from his horse, believed to be divine retribution. This event is depicted on a town sign at the entry to Butter Market from the High Street.

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

Nearby attractions for heritage enthusiasts include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust property Oxburgh Hall, all within a short drive.

For dining, try Spice Fusion curry house or The George Hotel, Bar and Restaurant, known for its excellent accommodation, food, and award-winning drinks. Brisley, 6.5 miles away, hosts The Brisley Bell, a highly acclaimed pub, while The Old Dairy in Stanfield offers artisan bread and produce.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.



Note from the Vendor



Rest Harrow's garden.

“We are very grateful to have had the opportunity to create the perfect home, with all the amenities you could want on the doorstep.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

A. Ref:- 7100-6939-0622-8496-3143

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: ///bump.never.picturing

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SOWERBYS

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Journey

 St Martins
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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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