



The Gables

HIGHVIEW CLOSE, HOLME HALE

SOWERBYS

Land & New Homes Specialists



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INTRODUCING

The Gables, Highview Close

Cook Road, Holme Hale, Norfolk
IP25 7DJ

Contemporary Entrance Hall
Boasting Imperial Staircase

West-Facing Rear Garden

Astonishing Kitchen, Dining and Family Room

Detached Double Garage with
Accommodation Above

Two Further Reception Rooms

Luxurious Specification Throughout

Four Spacious Double Bedrooms

Quiet Country Village

Three Bathrooms, and a
Dressing Room to the Principal Bedroom

6 Year Professional Consultants Certificate

SOWERBYS WATTON OFFICE

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Occupying a spacious plot with a west-facing rear garden, The Gables is the final opportunity to purchase one of these outstanding family homes. The property is now finished and we encourage viewing to fully appreciate everything this wonderful home has to offer.

On arrival you will be immediately impressed with the spacious driveway where there is room for half a dozen vehicles, if necessary. A detached double garage boasts a converted room above, perfect for a gym, home office or even an annexe, subject to the required permissions.

Entering the main home, the hallway gives a glimpse of the luxury beyond, with the ash and glass imperial staircase offering a wonderful beginning. The heart of the home is clearly the kitchen, dining and family room which stretches right across the rear. The quality and specification are fitting for a home of this magnitude.





To the front of the property are the two reception rooms. The living room is a perfect evening retreat with the focal point fireplace whilst the study could alternatively be used as a TV room or play room. The ground floor also has a separate utility room, thoughtfully designed to double as a boot room.

The first floor offers four spacious double bedrooms which share three bathrooms, whilst the principal bedroom also has a dressing room. A noticeable feature is, again, the attention to detail and quality of finish which sparkle.

This is an uncompromising home, one which the most discerning of buyers will find hard to ignore. Book your private viewing appointment with us, today.





Garage
Approximate Floor Area
477 sq. ft.
(44.31 sq. m)



First Floor
Approximate Floor Area
1,435 sq. ft.
(133.34 sq. m)



Ground Floor
Approximate Floor Area
1,435 sq. ft.
(133.34 sq. m)

Total Approximate Floor Area Excluding Garage
3,182 sq. ft.
(295.62 sq. m)

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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Holme Hale

A CHARMING VILLAGE
LIFESTYLE TO CALL HOME

Nestled in the heart of Norfolk, the charming village of Holme Hale offers a blend of rural tranquillity and rich history. Serviced by St Andrew's Church, part of the Benefice of Necton, the village lies just five miles southeast of the bustling market town of Swaffham.

Holme Hale is also close to the peaceful River Wissey and features a community pavilion, playing field, and a convenient bus service connecting residents to nearby towns such as Watton, Wymondham, Dereham, Hingham, Norwich, and King's Lynn. The village once had a railway station on the line between Swaffham and Thetford, but today, the old station and goods sheds have been transformed into private homes.

A short drive away, Swaffham offers an extensive array of amenities, from a Waitrose and Tesco to doctors' surgeries, schools, and leisure facilities like an excellent golf club. Swaffham's vibrant Saturday market, historic buildings, and landmarks like 'The Buttercross' add to its charm. For history buffs, the town's museum, featuring the Carter Centenary Gallery, celebrates famed Egyptologist Howard Carter, known for his discovery of Tutankhamun's tomb.

With easy access to London by train, Cambridge, and the Norfolk coast, Holme Hale and its surroundings provide a perfect balance of country living with the convenience of modern amenities and transport links.



Note from Sowerbys



“The Gables is the final opportunity to purchase one of these family homes...”



SERVICES CONNECTED

Mains water, electricity, and drainage. Air source heat pump. Fibre broadband connectivity.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///geese.darkens.speakers

AGENT'S NOTE

Please note some pictures have been virtually staged and/or renovated with computer-generated imagery to give an impression of how the house could look.

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.



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