



# The Hay Barn

OVINGTON

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Land & New Homes Specialists

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INTRODUCING

# The Hay Barn

Dereham Road, Ovington, Norfolk  
IP25 6SB

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Detached New Build Barn Conversion

Countryside Views

Single, Non-Estate Property

South-Facing Garden and Patio

Featuring Open-Plan Living Design

Four Double Bedrooms

Separate Snug/TV Room/Office

Detached Double Garage

High Specification Throughout

10 Year Warranty

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Located between the market towns of Dereham and Watton, this single detached newly built barn conversion offers a blend of contemporary style with high specification and features throughout.

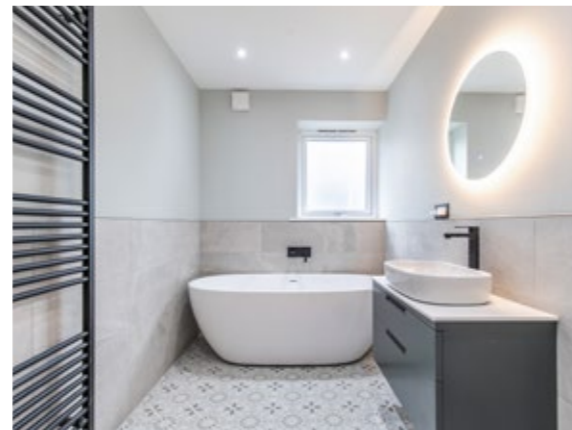
Off the entrance hall is a useful ground floor shower room. Central to the interior is the open-plan quadruple aspect kitchen, dining, sitting room which is flooded with natural light. The kitchen area impresses with the specification and central island adorned with quartz worktops. The separate utility room is usefully spacious whilst the reception room could be used as a snug, TV room or home office.

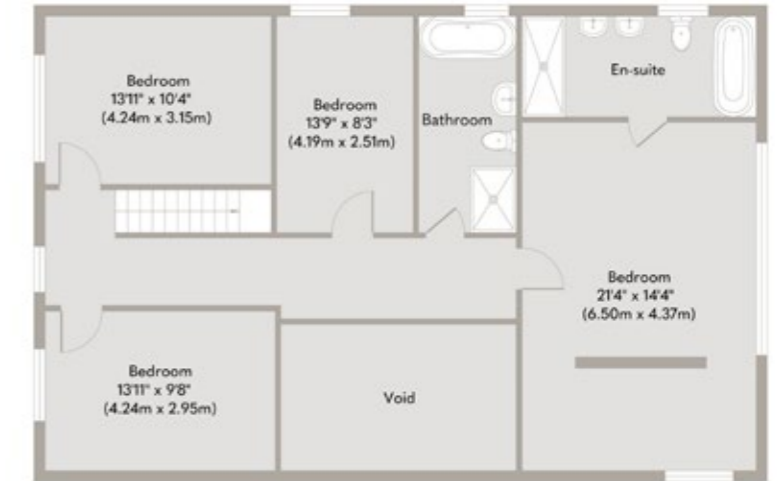


The first floor has four double bedrooms, a family bathroom and the principal suite offers both a separate dressing area and luxurious en-suite. Again the specification and attention to detail really impress and make this a very individual home.

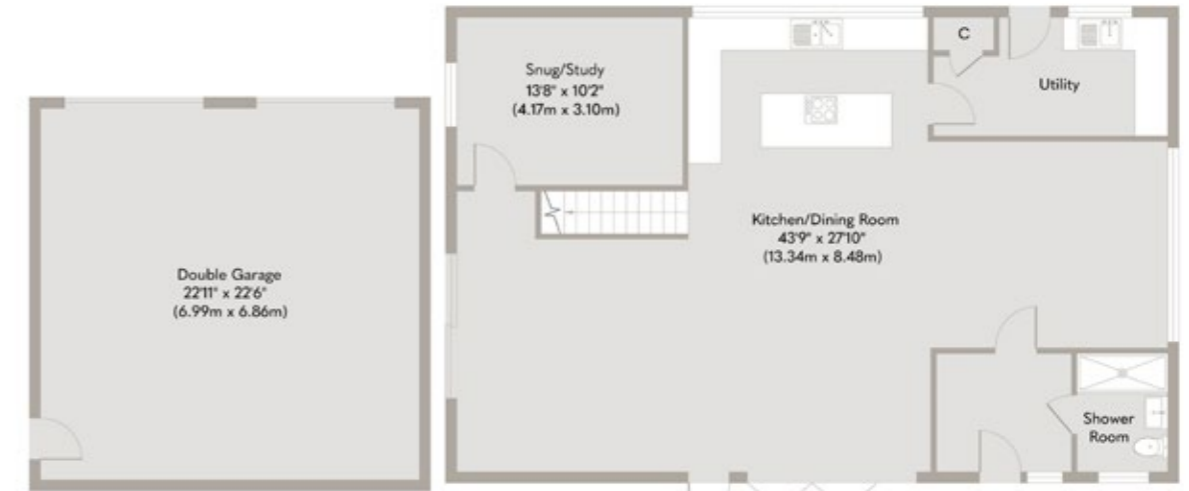
Outside there is a driveway for numerous vehicles, and attractive barn-style detached double garage, whilst the gardens wrap around the home and include a south-facing aspect with patio.

A really lovely home which should be viewed to be appreciated. Viewings strictly by appointment.





First Floor  
Approximate Floor Area  
1057 sq. ft  
(98.17 sq. m)



Garage  
Approximate Floor Area  
516 sq. ft  
(47.90 sq. m)

Ground Floor  
Approximate Floor Area  
1183 sq. ft  
(109.85 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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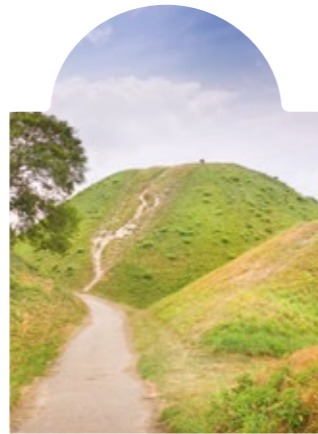
# Ovington

A VIBRANT VILLAGE WITH DEEP COMMUNITY ROOTS

Ovington is a charming small village with an active community, featuring its own church and village hall. The village hosts a wealth of community activities, including Monday coffee morning, a Tuesday sewing/craft group, and yoga sessions. Bi-weekly bowls nights and a monthly youth club for 8-14 year olds are also popular. Ovington holds annual events like a Christmas bazaar and a summer fete, along with BBQs, quiz nights, afternoon teas, curry nights, and Christmas craft fairs, fostering a warm and vibrant community spirit.

Carbrooke is surrounded by beautiful Norfolk countryside and woodland including Thetford Forest and Wayland Wood, just outside Watton. The village benefits from both a pre-school and a primary school. Events are held at the Millennium Green, next to the village hall, a beautiful 10-acre space full of indigenous wildlife, trees and wildflowers. It has a maze, wildlife pond, amphitheatre and children's play area, as well as beautiful walks and trails across the site.

Watton, which is approximately 3 miles away, has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. The nearest train station is 8.5 miles away at Harling Road with a regular service to Norwich, 34 minutes, and the journey to Cambridge taking about 54 minutes. The market town of Dereham is approximately 8 miles away with restaurants and cafés, museums, a leisure centre, golf course and schools.



*Note from Sowerbys*



“There is high-specification throughout this new-build barn-style home.”



## SERVICES CONNECTED

Mains water and electricity. Sewage via a treatment plant.  
Broadband and phone connections.

## 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: ///cooked.send.paused

## AGENT'S NOTE

Please note that some internal and external images have been virtually staged and renovated, respectively, to show 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.



# SOWERBYS

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