



Churchfield
Hargham Road | Shropham, Attleborough | Norfolk | NR17 1DS

FINE & COUNTRY

IMMACULATE & SPACIOUS



This stunning, self-built, timber framed chalet, set in 0.3 of an acre (stms) has an airy feel about it with huge windows showering this home with light and an enormous kitchen/dining/family room. Versatile with four bedrooms and four bathrooms yet offering a large family room as well as a snug this house can be whatever you need it to be – perfect for two or for a large family, for multi-generational living or as a fabulous entertaining space.



KEY FEATURES

- Beautiful four bedroom timber frame Chalet style home
- Fantastic large ground floor principal bedroom with en suite and dressing room
- Large Kitchen with a vaulted dining area and family room
- A wonderful snug with wood burner
- Air source central heating system and underfloor heating
- Immaculately presented throughout
- Beautiful south facing garden with field views
- Designer kitchen
- Excellent links to the A11 and London train links
- Chain Free

The owners moved here for a slower pace of life and have enjoyed the friendly village offering relaxed living. You can still enjoy the best of both worlds being so close to the amenities in Attleborough and with the A11 road and rail links close for commuters or the school run. This house offers versatility and would work equally well as a great place to bring up a family, or a fun house for a couple to entertain in or relax and retire to. The second bedroom could be a playroom, a home office, a gym or a bedroom with shower room for guests. The snug equally could be a teens lounge for gaming or watching sport, or a ground floor office as needed. With two generous bedrooms upstairs, both with their own ensuite, the whole family, or visiting guests have privacy and again these rooms lend themselves to alternative use.

Step Inside

On arrival you notice how every detail has been thought of with remote controlled electric gates to the driveway, then a ramp leading from the driveway to the front door -easy for families with young children and buggies to manoeuvre, and accessible for everyone. Once inside the large entrance hall you find a door to the right with stylish snug with wood burner or door to the left for the ample guest bedroom and separate shower room/cloakroom. The large, carefully planned utility room, with space for laundry and refrigeration, comes next and then straight ahead with easy flow is the huge kitchen/dining area and seating area of the family room. The master bedroom is off its own interior hallway and feels like a separate wing to the house with dressing room and ensuite. Two further generous bedrooms each with ensuite are found from a beautiful oak/glass stairway to the first floor.





KEY FEATURES

Eco and Future Proofed

The current owners had future proofing in mind when they designed the house with air source heat pump with underfloor heating throughout. Economic to run with 16 solar panels, eight facing east and eight facing west to catch the sun all day long, winters will not feel long. The enormous, glazed gallery on the south facing gable end of the family room, together with east and west facing windows means this space is cosy throughout the seasons and the warm underfloor heated, wooden flooring adds to the friendly feel of the property. The windows are aluminium so have no maintenance requirements and whilst French Grey colour externally have a gentle cream internal frame, to match the fresh feel of the interiors.

Sophisticated & Comfortable

The designer kitchen in glossy Cashmere tone boasts two fan ovens, two sinks, integrated appliances and a huge induction hob so whether creating a cosy dinner for two or cooking up a feast you have everything you need. The island adds to the workspace and whilst the kitchen has the state-of-the-art style of a hotel, when looking from the kitchen to the seating area you feel comfortable and at ease and the chef is never isolated and can chat with guests easily. The stunning white log burner and space for large sofas in varying different configurations plus the large picture windows looking out to the terrace make the room light, airy and unimposing, perfect for enjoying family nights in. For relaxing with a book, or getting away from the TV, the snug, with its wood burner, is a wonderfully peaceful spot, especially on a dark winter evening.

Step Outside

The electric gated driveway with parking for several cars plus double garage with electric door and courtesy door make life simple here. To the rear of this home, step out from the family room onto the expanse of south facing terrace and you can enjoy the sun all year round. There is plenty of space for barbecuing for a crowd or lazing in a hammock with a glass of wine listing to the birdlife. The landscaping of the large gardens makes this an interesting space to enjoy, with T-shaped lawns, mature shrubs, a wildflower meadow and trees beyond that, including Bramley apple trees, ideal for making a Sunday lunch crumble. The gardens are totally private with field views and here you feel like you really do own your own corner of the England's green and pleasant land.





























INFORMATION



On The Doorstep

Shropham is a peaceful and picturesque village with a welcoming community and active village hall committee. The village hall hosts a variety of clubs, events and activities for all ages and has a social club attached with bar, plus children's play area. In just five minutes you can be on the A11 with rail and road links to London, Cambridge and Norwich.

How Far Is It To....

Shropham is just five miles west of the market town of Attleborough, with Sainsbury and Lidl supermarkets, primary and secondary schools, plenty of independent shops, doctors, dentist and community facilities, including a sports hall and tennis courts. There is also a great choice of cafes, pubs and restaurants, including The Mulberry Tree Restaurant and the Sherbourne House Hotel. East Harling close by also offers dentist and doctors practices too. Attleborough also has a train station with links to Cambridge in under one hour and to London in two hours.

Directions

From the A11 - heading north towards Norwich - take the turning signposted Shropham, Quidenham, Eccles. Follow the exit road to the next junction and turn right onto Hargham Road towards Shropham village. Follow the road for around a mile and half and the property will be found on the left hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...//mystery.remarried.deals

Services, District Council and Tenure

Air Source Heat Pump - Underfloor Heating - Mains Electricity & Water.

Private Drainage - Klargester treatment plant

Broadband Available - Current provider is BT, please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

Breckland District Council - Tax Band F Freehold

EPC C



TOTAL: 2561 sq. ft, 238 m²
FLOOR 1: 2112 sq. ft, 196 m², FLOOR 2: 449 sq. ft, 42 m²
EXCLUDED AREAS: DOUBLE GARAGE: 491 sq. ft, 46 m², OPEN TO BELOW: 75 sq. ft, 7 m², LOW CEILING: 102 sq. ft, 10 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only, Produced By Dcqp.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

