



THE STORY OF

# Little Ox

*Oxborough, Norfolk*

SOWERBYS



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Oxborough, Norfolk  
PE33 9PS

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Well-Appointed Kitchen/Breakfast Room

Expansive Rear Garden

Ground-Floor Principal Bedroom

Additional Ground-Floor Shower Room

Flexible Dining Room

Upstairs Luxurious Bedroom

Separate Guest Suite with Vaulted Ceilings

Proximity to Historic Oxburgh Estate

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The home's refined finishes and custom carpentry create an inviting, warm ambiance that perfectly complements its historic surroundings near the Oxburgh Estate. Upon entry, the versatile floorplan opens-up, offering spaces designed for both shared family moments and individual retreat.

The kitchen/breakfast room is well-appointed, ideal for both entertaining and daily use, with bi-fold doors leading to a spacious rear patio. This outdoor area flows into a large, lush garden, which is mostly laid to lawn and filled with a variety of fruit trees, flowers, shrubs, and even a vegetable patch. It's a private haven for nature lovers and those with a green thumb.

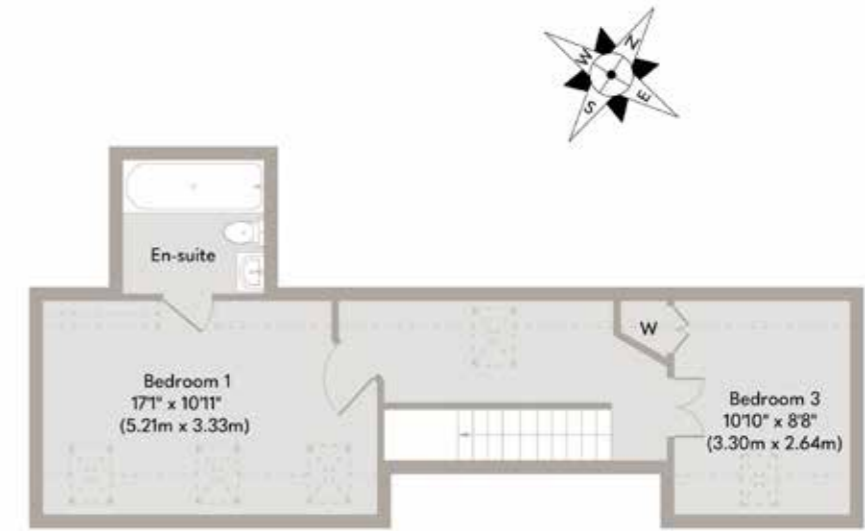
The ground-floor principal bedroom, featuring an en-suite shower room and French doors to the garden, provides a private oasis with direct access to the outdoors. There is an additional ground-floor shower room, perfect for refreshing after outdoor pursuits in Norfolk's countryside. Meanwhile, the dining room offers flexible space that could serve as a study, playroom, or extra bedroom, adding versatility to the home.

Upstairs, a luxurious bedroom with an en-suite bathroom and another single bedroom enjoy elevated views, including the neighboring gatehouse and a glimpse of the impressive Oxburgh Hall.

An additional ground-floor bedroom with vaulted ceilings and an en-suite shower room has its own separate access, perfect for guests or a family member seeking extra privacy.

A delightful summerhouse completes the offering, providing a dedicated space for hobbies, quiet retreat, or a home office with views over the garden. This exceptional property presents a rare opportunity to embrace a lifestyle that marries modern convenience with the serene beauty and rich history of Norfolk's countryside.





First Floor  
Approximate Floor Area  
452. sq. ft  
(42.00 sq. m)



Outbuilding  
Approximate Floor Area  
133 sq. ft  
(12.38 sq. m)

Ground Floor  
Approximate Floor Area  
1162 sq. ft  
(107.99sq. 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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# Oxborough

HISTORIC CHARM, MOATED MANOR, AND TIMELESS HERITAGE



Oxborough is a rural mid-Norfolk village, 17 miles from King's Lynn. It's famous for its church, St. John's, and the manor house Oxborough Hall, ancestral home of the Bedingfield family, now owned by the National Trust. In 1948, the tower and spire of St. John's collapsed onto the church destroying the south side of the nave. The south chapel contains a rare undamaged terracotta tomb, which is unique in England, and evidence of the Catholicism of the Bedingfield family.

Oxborough Hall was built in 1482 by the Bedingfield family, who still live there. It was built as castles were beginning to fall out of fashion, and the king - unusually - gave permission for castellation. The building is fortified with a moat. It is open to the public as it is now owned by the National Trust. The village has a pub named after the Bedingfield family The Bedingfield Arms.

King's Lynn is a busy town with a wide range of shops. It also has hourly trains to London King's Cross via Cambridge.

## Note from Sowerbys



“This property marries modern convenience with the serene beauty and rich history of Norfolk’s countryside.”



### SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Private drainage to treatment plant.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref: 8580-7323-4700-5386-8202

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: ///empires.albatross.forgiven

### AGENT'S NOTE

There are a number of covenants on the property, please speak to an agent for more details.

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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 St Martins  
more than a home  
for the homeless

 mind  
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 Cancer  
Charity  
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 East Anglian  
Air Ambulance

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