



THE STORY OF

Oakwood

Pentney, Norfolk

SOWERBYS



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Oakwood

Pentney, King's Lynn
Norfolk, PE32 1EW

Five Bedrooms, including a Ground-Floor Double Bedroom

Extensive Renovations Blending Modern Design with Rural Charm

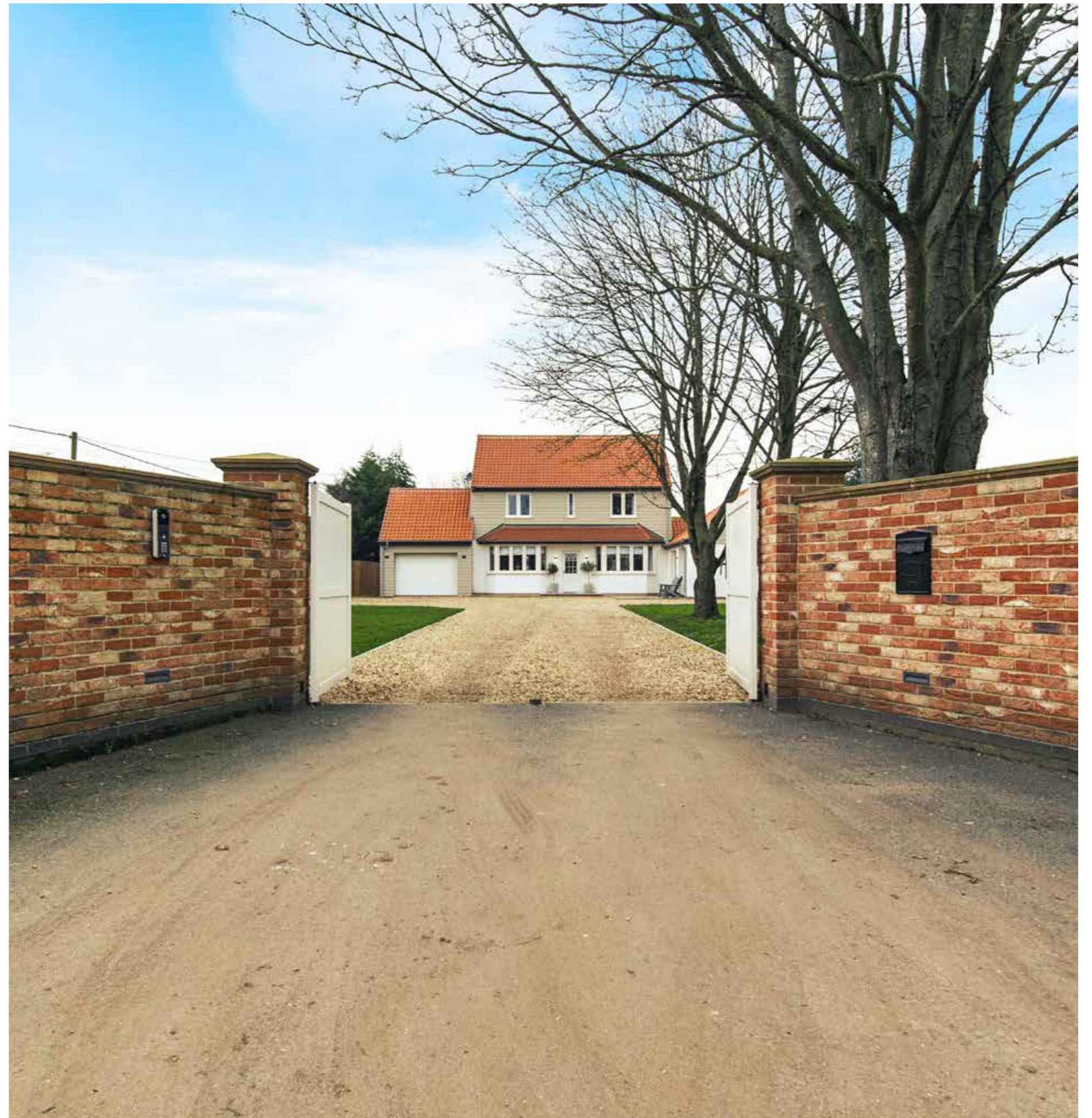
Doors in the Kitchen/Diner with Views of the Garden and Fields

Multiple Reception Rooms Offering Flexibility

Newly Constructed Oversized Single Garage and Ample Off-Road Parking

Peaceful Village Location with Surrounding Countryside Views

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Welcome to Oakwood, a superbly refurbished five-bedroom detached home nestled in the tranquil village of Pentney, Norfolk.

This property offers an exceptional blend of modern luxury and countryside charm, creating a versatile family home that meets the demands of contemporary living while embracing the serenity of its rural surroundings.

Approached via high brick walls and secure electric gates, Oakwood makes an immediate impression with its elegant frontage. The property has undergone an extensive transformation, including the conversion of the former double garage into an extraordinary kitchen/diner. This space boasts bi-fold doors, inviting an abundance of natural light and offering stunning dual-aspect views of the beautifully maintained garden and neighbouring fields. This room forms the heart of the home, perfect for family gatherings and entertaining, with every window framing the scenic countryside.

The property features multiple reception rooms designed to accommodate the diverse needs of a modern family. The living room, with its contemporary flame-effect fireplace, creates a warm and inviting atmosphere, while the study doubles as a cozy snug, complete with a log burner for timeless charm. A well-appointed utility room provides practicality, ideal for rural living and busy family life.

The ground floor includes a spacious double bedroom and a luxurious bathroom, making it well-suited for multigenerational living or hosting guests. Upstairs, four generously proportioned bedrooms offer ample space, all complemented by picturesque views of the surrounding fields.

The outdoor space is equally impressive, featuring a large lawn perfect for children to play, social gatherings, or simply relaxing. A newly constructed oversized single garage adds further practicality, while substantial off-road parking ensures plenty of space for vehicles.

Set in the peaceful village of Pentney, Oakwood enjoys an idyllic location with access to delightful local walks, including along the River Nar, and a wealth of local wildlife. The tranquillity of this home offers a true escape, with sunrises and sunsets enhancing the beauty of the surrounding landscape.

Lovingly renovated over four years, Oakwood is a testament to thoughtful design and meticulous attention to detail. It is a home that combines peace, privacy, and versatility, providing the perfect backdrop for a modern lifestyle in the heart of Norfolk.



We've loved the views and wildlife, local walks and feeling a million miles away.





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. The measurements should not be relied upon for valuation, transaction and/or landing purposes. 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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Pentney

A VILLAGE WITH OLD-WORLD CHARM
AND MODERN CONVENIENCES



Pentney is a picturesque village with a rich history dating back to William of Normandy's time, as recorded in the Domesday Book. At its heart stands the imposing Gatehouse of Pentney Abbey, a significant historical site from its days as an Augustinian Priory (1075-1534), offering a glimpse into the village's storied past.



The village harmoniously blends old-world charm with modern conveniences. Nearby are the village hall, church, and a play area, while riders from a nearby livery yard often traverse its lanes. Pentney offers a relaxed, rural lifestyle, complemented by essential amenities within a 15-minute drive, including shops at Narborough and Norfolk Woods, and a bar at Pentney Lakes.



Just nine miles away lies King's Lynn, situated along the River Ouse, known for its medieval architecture and vibrant trade history. It's a central hub for professionals with easy access to Cambridge, Peterborough, and Norwich within an hour's drive, and direct rail links to London King's Cross taking just 1 hour 40 minutes.

King's Lynn also boasts modern attractions like the Majestic Cinema and King's Lynn Alive Corn Exchange, as well as historical gems such as St George's Guildhall, now a bustling arts centre.



Note from the Vendor



“The kitchen is the hub of our home where we all come together, every window has a lovely view.”



SERVICES CONNECTED

Mains water and electricity, drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref: 0177-2810-7936-2020-1621.

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: ///restored.purse.expanded

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SOWERBYS

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