



THE STORY OF
Garden House

Dereham, Norfolk

SOWERBYS



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Garden House

Dereham, Norfolk
NR19 2DZ

Prime Edge-of-Town Location

Charming and Spacious Home

Light-Filled Interiors Throughout

Generous Kitchen and Dining Spaces

Multiple Well-Proportioned Bedrooms

Stunning Garden Views from Key Rooms

Beautifully Landscaped Gardens

Walking Distance to Dereham Town Centre

Excellent Schooling Options Nearby

A True Lifestyle Property

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Tucked away in the popular Stanton Close, Garden House is a beautifully presented residence that perfectly balances peaceful surroundings with the convenience of market town living. Set in a prime location on the edge of Dereham, this standout property offers a rare combination of calm, space and accessibility, making it a wonderful choice for modern family life.

From the moment you arrive, the charm and character of Garden House are clear. Carefully designed and lovingly maintained, the home welcomes you with light-filled interiors, spacious rooms and a layout that flows naturally. Every element has been considered to create a home that supports both relaxed living and entertaining with ease.

The generous kitchen and dining spaces form the heart of the home, ideal for family meals, celebrations or simply enjoying views of the garden. Multiple well sized bedrooms provide flexibility for growing families, guests or working from home. Large windows throughout ensure the connection to the outdoors is ever present, with key rooms offering beautiful views over the landscaped gardens.

Outside, the garden is a true highlight. Mature planting, seasonal colour and quiet seating areas come together to create a private retreat that feels both restful and inspiring. Whether enjoying a quiet morning coffee on the terrace or hosting summer gatherings, the garden becomes an extension of the living space.

Just a short walk from Dereham's bustling centre, the location offers independent shops, welcoming cafes and excellent schools. The surrounding countryside invites you to enjoy scenic walks and a slower pace whenever you need it.

Garden House is more than just a property. It is a lifestyle home that offers a rare blend of tranquillity and convenience in one of Dereham's most well regarded residential areas.



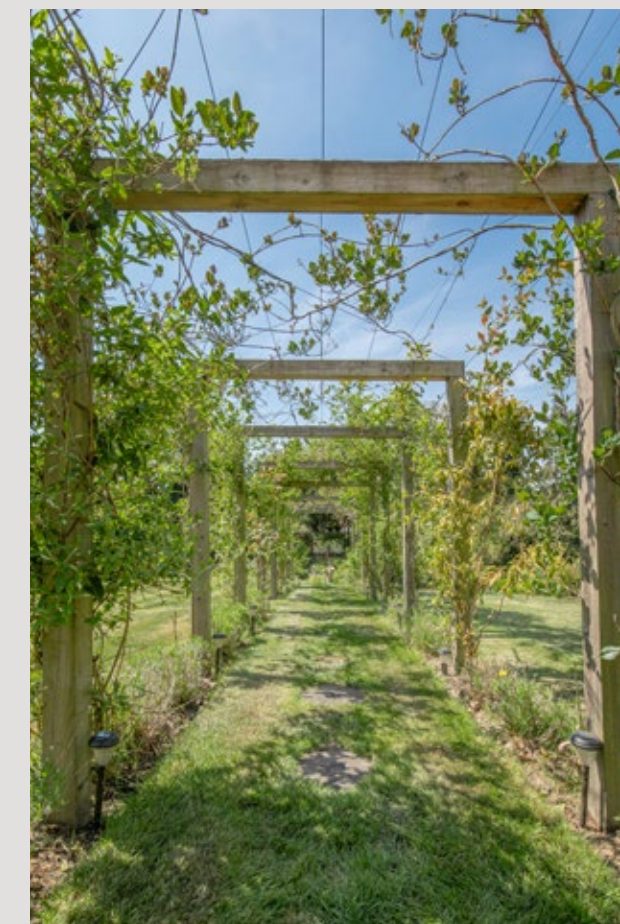
One of our favourite spots in town is from the upstairs patio looking over towards the church in the middle of the town.







We have loved the peace and quiet whilst being minutes away from the town centre. We believe that our house is in the best location in Dereham.





First Floor
Approximate Floor Area
906 sq. ft
(84.18 sq. m)



Ground Floor
Approximate Floor Area
1187 sq. ft
(110.31 sq. m)



Summerhouse
14'6" x 10'7"
(4.41m x 3.22m)



Car Port
18'8" x 18'4"
(5.70m x 5.58m)

Outbuilding
Approximate Floor Area
496 sq. ft
(46.05 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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Dereham

LOCATED IN THE
MIDDLE OF NORFOLK

Nestled in the Brecklands, Dereham is a classic country market town with Georgian architecture and more recent developments.

In the eighth century, Anna, King of East Anglia's youngest daughter, founded a nunnery and prayed for a miracle during a famine. Two deer appeared daily, providing milk. When a huntsman tried to capture them, he was killed after being thrown from his horse, believed to be divine retribution. This event is depicted on a town sign at the entry to Butter Market from the High Street.

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

Nearby attractions for heritage enthusiasts include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust property Oxburgh Hall, all within a short drive.

For dining, try Spice Fusion curry house or The George Hotel, Bar and Restaurant, known for its excellent accommodation, food, and award-winning drinks. Brisley, 6.5 miles away, hosts The Brisley Bell, a highly acclaimed pub, while The Old Dairy in Stanfield offers artisan bread and produce.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.



Note from the Vendor



“We would describe our home as unique, homely and peaceful.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref: 1434-8027-6300-0818-6292

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: ///dated.report.momentous

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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