



BRECKLANDS
GREEN



Discover your perfect home at Brecklands Green

Set in the heart of the Breckland countryside, Brecklands Green offers a rare chance to enjoy rural Norfolk living with the perfect blend of modern comfort and thoughtful design. Here, each home is more than just a place to live - it's a space to create memories, embrace the calm of open fields, and enjoy the beauty of the seasons just beyond your doorstep.

Choose between two distinct home styles to suit your way of living. The Saxon centres around a light-filled open-plan kitchen and family space, with a separate sitting room for quieter moments. The Richmond offers a generously sized lounge alongside a bright kitchen and

breakfast area - perfect for relaxed, everyday living.

Each home has its own charm outside too, from cart lodges and generous driveways to gardens made for al-fresco dining and unwinding in the fresh Norfolk air.

Brecklands Green is more than a collection of houses - it's a community set against the stunning backdrop of Norfolk's countryside, where every day feels a little slower, a little quieter, and a little more connected to nature. It's the perfect place to find your own rhythm and truly feel at home.



Peaceful countryside living in the heart of the Brecklands

Nestled amidst the tranquil Brecklands, North Pickenham embodies the essence of rural Norfolk life. This picturesque village is known for its wide open skies, farmland, and a deep-rooted sense of community - making it a place where time slows and nature takes the lead.

With a history which stretches back to ancient times, North Pickenham grew as a centre for agriculture during the medieval period. Today, it retains that heritage through traditional village greens and characterful cottages, all set against a backdrop of unspoilt countryside.

One of the village's most treasured landmarks is St Andrew's Church, a beautiful example of medieval architecture with intricate stone carvings and centuries-old stained glass. It's a quiet, contemplative space which reflects the village's timeless appeal.

Community life thrives here, with regular

events held at the historic village hall and a neighbourly spirit running through everyday life. For those who love the outdoors, the area is rich in walking trails and bridleways - ideal for countryside rambles, dog walks or horse riding through the surrounding fields and woodland.

While North Pickenham offers a peaceful rural setting, it's also conveniently placed. The bustling market towns of Swaffham and Dereham are just a short drive away, providing access to shops, services, schools and cafés.

Families will appreciate the local schooling options, while nature lovers are drawn to nearby highlights like Thetford Forest - perfect for weekend adventures and fresh air escapes.

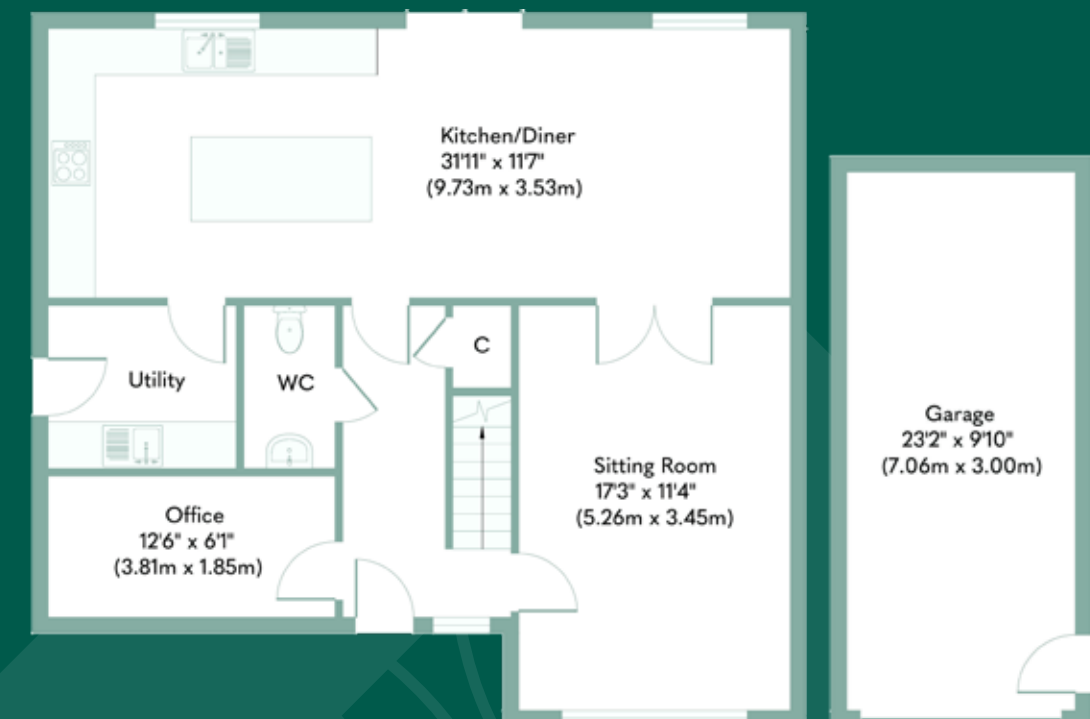
Whether it's the calm of the countryside or the warmth of a close-knit community, North Pickenham offers a chance to enjoy the best of Norfolk, surrounded by the natural beauty.



Site Plan



The Saxon - Plots 1, 4, 7 & 8



Floor plan shown is for plot 1 with a single garage whilst other versions of this house type are also available with a double garage.

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. Copyright V360 Ltd 2025 | www.houseviz.com

Four Bedroom Detached Home
More Than 1,700 sq. ft. of Living Space
Open-Plan Kitchen, Dining and Family Room with Garden Views
Four Double Bedrooms, with En-Suite to the Principal Bedroom
Flexible Second Reception Room
Air Source Heat Pump with Underfloor Heating
Driveway Parking
6-Year Professional Consultants Certificate

The Saxon is a modern family home which blends comfort, flexibility and countryside charm. Set within a small development, it enjoys open field views and a peaceful village location.

At the rear, an open-plan kitchen, dining and family room opens onto the garden - perfect for entertaining or relaxing. Finished with Quartz worktops and Bosch appliances, the space is both stylish and practical. A separate sitting room offers a quiet retreat, and a ground floor study provides space to work from home.

Upstairs, four double bedrooms include an en-suite to the principal. With a driveway, and a double garage to selected plots, plus air source heating, The Saxon is ready for modern living.

The Richmond - Plots 2, 3, 5 & 6



Four Bedroom Detached Home
More Than 1,700 sq. ft. of Spacious,
Well-Planned Accommodation

Light-Filled Kitchen and Breakfast
Room Overlooking the Garden

Four Double Bedrooms, Including
En-Suite to Principal Bedroom

Versatile Second Reception Room

Air Source Heat Pump with
Underfloor Heating to Ground Floor

Driveway Parking

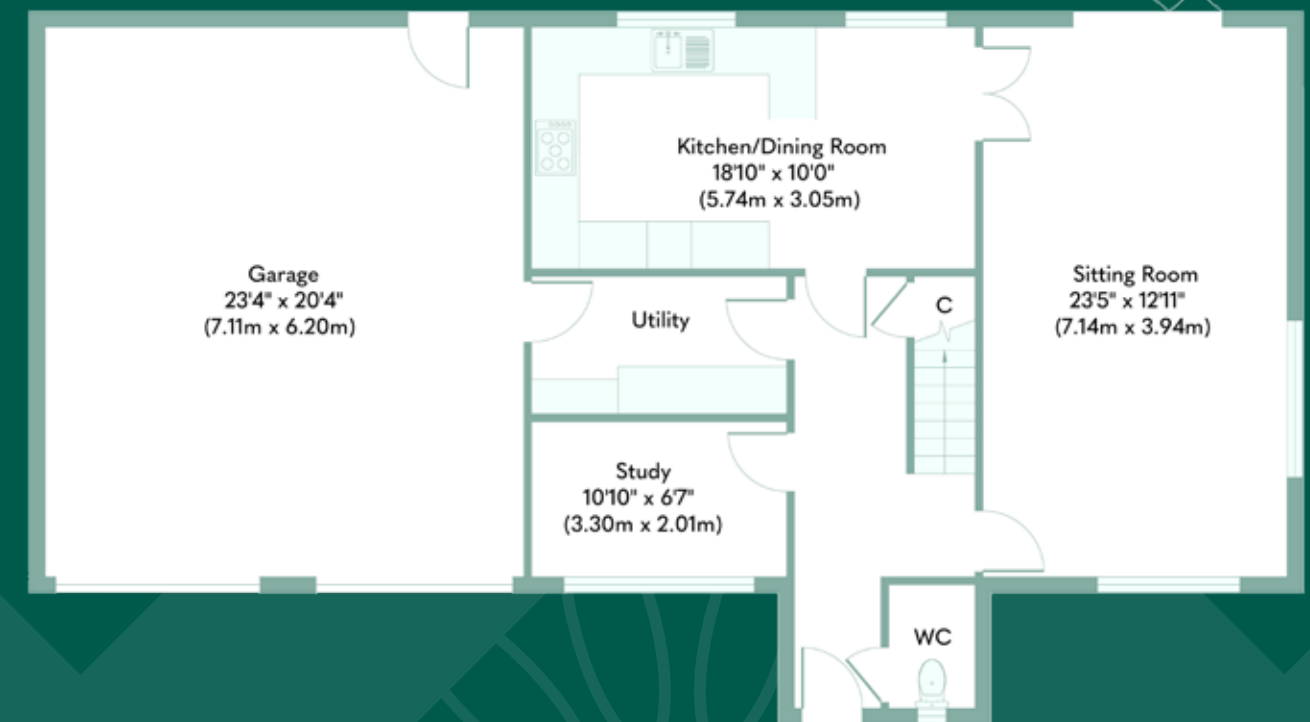
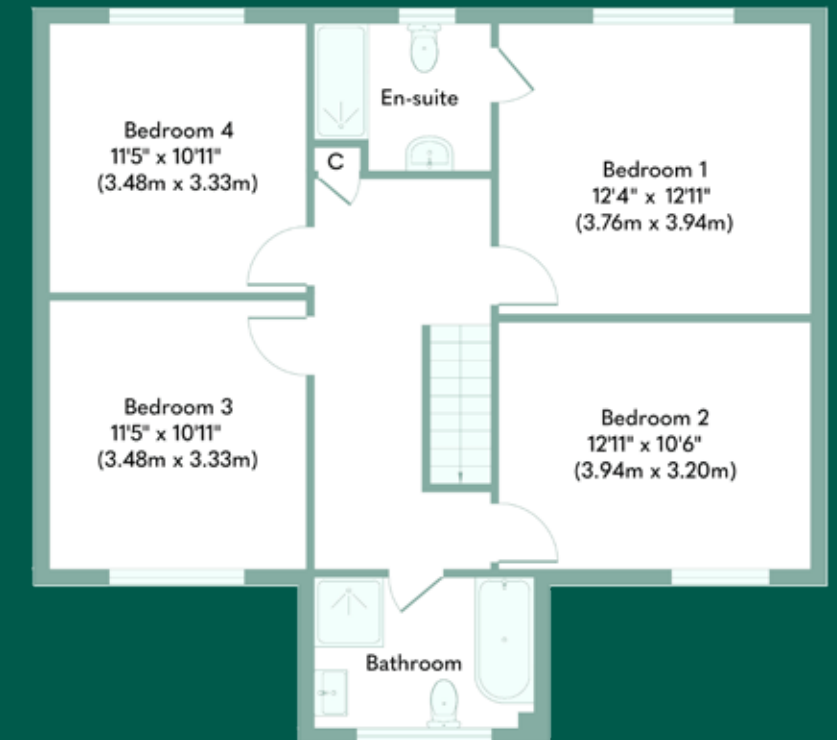
6-Year Professional Consultants
Certificate

The Richmond perfectly balances space, comfort and versatility. Designed for modern living, it offers light-filled interiors and thoughtful touches making daily life more enjoyable.

The kitchen and breakfast room overlook the garden – ideal for laid-back mornings – with double doors leading to a generous sitting room, perfect for relaxing or entertaining. A separate study provides space to work from home.

Upstairs, four double bedrooms offer flexibility, with an en-suite to the principal bedroom and a stylish main bathroom.

Each home includes a garden, parking, and air source heating, with either a single garage, cart lodge or double garage, depending on the plot.



Floor plan shown is for plot 6 with a double garage whilst other versions of this house type have a single garage or cart lodge.

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The Developer

Dunning Timber Frames Ltd is a family-run business with deep roots in the Breckland area of Norfolk. Founded on a genuine passion for building and a commitment to quality, the company is led by a father-and-son team who have worked side by side for decades.

Since beginning his development journey at the age of 27, the founder has gone on to build around 80 homes and six self-builds - each one carefully crafted and thoughtfully designed. Their work is well known across the region for its high standards, personal approach, and attention to detail.

Specialising in timber frame construction, Dunning Timber Frames Ltd combines traditional values with modern methods, offering bespoke solutions for developers and self-builders alike. With more than 25 years of experience, they have earned a reputation for honesty, reliability, and building homes that truly stand the test of time.

Every project is more than just a build - it's a reflection of the team's dedication to their craft, and their belief in doing things the right way.



Details & enquiries

SERVICES CONNECTED

Mains water, drainage and electricity.
Heating via air source heat pump.
Broadband and phone connections.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

Predicted ratings are B. The reference numbers or full certificates can be obtained from Sowerbys upon request.

WARRANTY

6 Year Property Consultant Certificate with O A Chapman and Son.

TENURE

Freehold.

LOCATION

What3words: ///jump.overdone.oven

AGENT'S NOTES

- Please note that some internal and external images have been virtually staged and renovated, respectively, to show how the house could look once complete.
- Some images used are of a different plot, of the same house type or an alternative house type.
- All properties have driveway parking plus either a cart lodge, single or double garage.

SOWERBYS

Land & New Homes Specialists

Contact our Dereham team

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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.

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