



THE STORY OF

# Guelder Rose

*Caston, Norfolk*

SOWERBYS



THE STORY OF

# Guelder Rose

The Street, Caston, Attleborough, Norfolk  
NR17 1DD

---

Positioned in the Heart of a  
Popular Breckland Village

Generous 0.40 Acre Plot Backing  
onto Open Fields

Spacious Four Bedroom Detached Family Home

Multiple Versatile Reception Rooms Throughout

Dedicated Study Ideal for Home Working

Kitchen And Breakfast Room  
Form the Heart of the Home

Newly Modernised En-Suite  
and Family Bathroom

Expansive Rear Garden with Rural Outlook

Double Garage and Ample Off-Road Parking

Convenient Location Between  
Watton and Attleborough

---

**SOWERBYS WATTON OFFICE**

01953 884522

watton@sowerbys.com





Located at the heart of the vibrant Breckland Village of Caston, Guelder Rose is a substantial and beautifully presented four-bedroom detached home, offering exceptional versatility, a generous footprint, and far-reaching countryside views from a plot measuring approximately 0.40 acres.

Designed with modern family living in mind, this spacious residence combines well-considered interiors with a tranquil village setting. The accommodation is arranged to offer both comfort and practicality, with a flowing layout that suits a variety of lifestyles.

The ground floor opens into a welcoming entrance hall that leads to a series of versatile reception rooms. Whether used for formal entertaining, relaxed family time, or quiet retreat, each space is filled with natural light and offers a seamless balance of function and flexibility. A dedicated study or home office provides an ideal environment for remote working or focused study, while the sitting and dining areas offer ample space for gatherings of all sizes.

At the heart of the home, the kitchen and breakfast room provide a sociable setting for everyday life. Well-appointed and generous in size, this central space is supported by a large utility room and additional storage, ensuring the practical needs of a busy household are well catered for.

Upstairs, the layout continues to impress. Four double bedrooms are thoughtfully arranged around a central landing, offering a sense of privacy and proportion. The principal bedroom enjoys its own updated en-suite shower room, while the remaining bedrooms are served by a newly modernised family bathroom, finished with clean lines and contemporary fittings.





Outside, the grounds are a true extension of the home. The garden stretches to the rear, opening directly onto open fields and offering uninterrupted rural views that change beautifully with the seasons. Mature borders, a generous lawn, and well-positioned terraces create opportunities for al fresco dining, play, or simply enjoying the peaceful surroundings.

The property also benefits from a wide driveway providing ample off-road parking, along with a double garage that offers excellent storage or further potential.

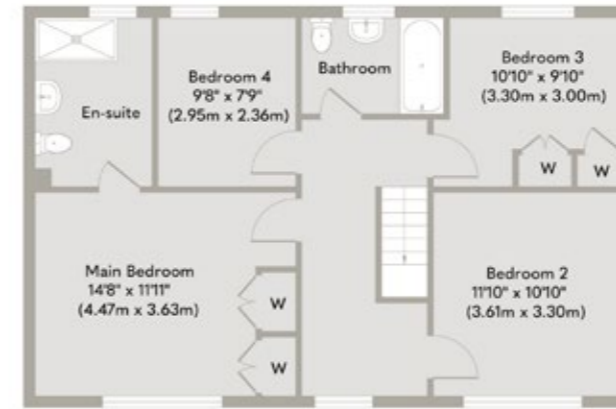
Caston itself enjoys a strong sense of community and local character, with amenities available in the village and in the nearby market towns of Watton and Attleborough. With schools, shops, transport links and countryside walks all within easy reach, the location balances the appeal of rural living with everyday convenience.

Guelder Rose presents a rare opportunity to acquire a substantial and flexible family home in a tranquil Norfolk setting. With generous interiors, adaptable spaces, and an enviable garden that opens onto open fields, this is a home that offers both comfort and connection – a place to put down roots and enjoy the rhythm of countryside life.

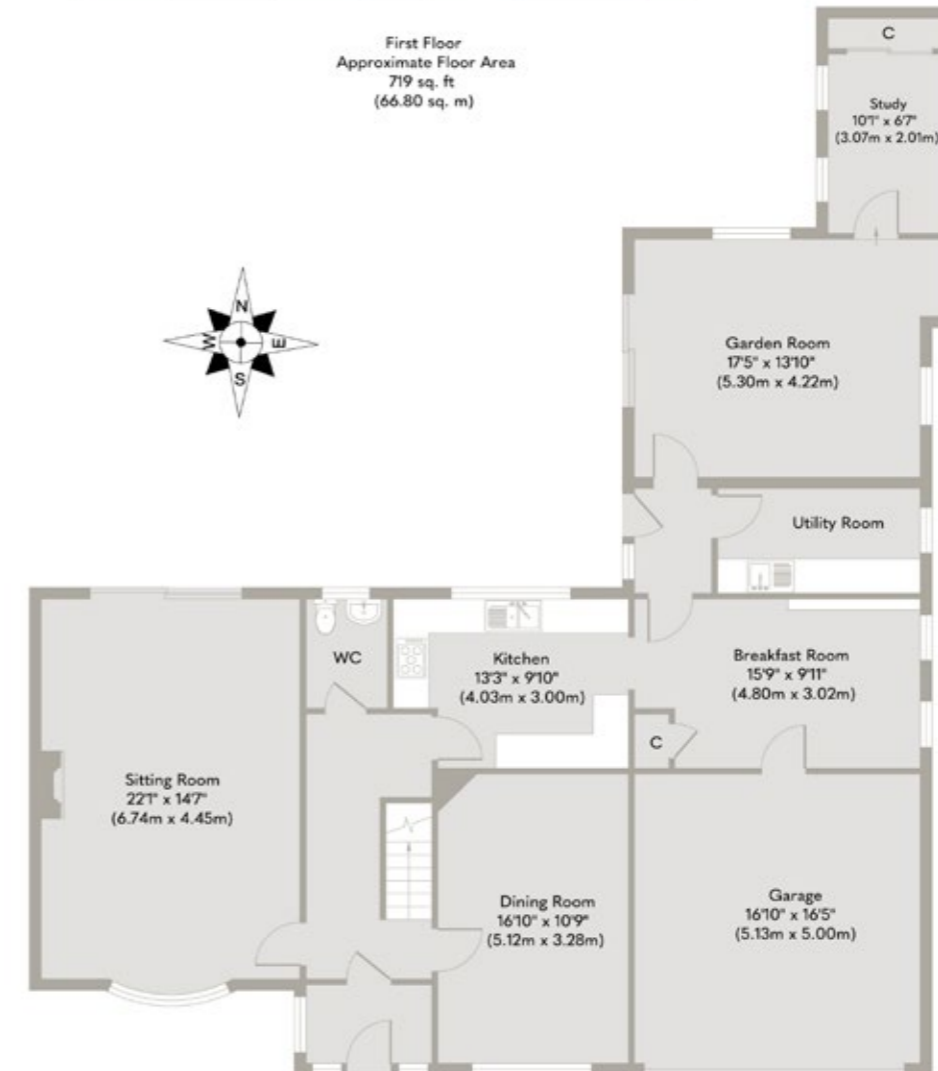


From summer gatherings to quiet mornings, this garden adapts to every season of life.





First Floor  
 Approximate Floor Area  
 719 sq. ft  
 (66.80 sq. m)



Ground Floor  
 Approximate Floor Area  
 1413 sq. ft  
 (131.26 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.

Copyright V360 Ltd 2025 | www.houseviz.com

# Caston

TRANQUIL SURROUNDINGS,  
EFFORTLESS CONNECTIONS



Situated between Watton and Attleborough, the village of Caston offers a village school, beautiful 13th century church and a public house called The Red Lion.

The market town of Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools, health clinic, medical practice and dental surgery.

There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities.

Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.

The thriving market town of Attleborough has shopping facilities, supermarket, healthcare, schooling for all ages and a mainline railway station with trains to London via Cambridge.

The cathedral city of Norwich is about 22 miles away and offers a wide range of shopping, leisure and cultural facilities as well as a main line rail serving London Liverpool Street and international airport is located to the north.

## Note from Sowerbys



“A garden that opens to the horizon, with uninterrupted views across open countryside.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

E. Ref:- 3412-1024-5190-0516-3222

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: ///wishes.mammoths.obeyed

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

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

