



- MANOR -  
GREEN



INTRODUCING  
LANGLEY HOUSE

SOWERBYS





# LANGLEY HOUSE

24 Castell Loke, Hales, Norfolk  
NR14 6AB

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Offered with No Onward Chain

Transport Links to Well Connected Towns & Cities

Three Reception Rooms

Prime Position and Within the  
Catchment for Hobart High School

Wonderful Five Bedroom Detached Home

Boasting a Double Garage and  
Ample Driveway Parking

Stunning Open Plan Kitchen/Dining/Family Room

Air Source Heating, Underfloor Heating Downstairs

Enviably Specified Throughout

10 Year Warranty

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SOWERBYS NORWICH OFFICE  
01603 761441 • [norwich@sowerbys.com](mailto:norwich@sowerbys.com)



Langley House is the final available home from the respected Norfolk developer, FW Properties, tucked away at the end of a quiet cul-de-sac where life feels calm and unhurried. One of the largest homes built by FW, it enjoys a wonderful sense of space inside and out, with a south-facing wrap-around garden that catches the sun throughout the day.

Inside, the layout is made for modern family living, with three reception rooms offering flexibility for relaxed evenings, home working or entertaining friends. The dual-aspect sitting room centres around a traditional brick fireplace with a wood-burning stove, while the remaining rooms adapt easily as a playroom, study or media space. A separate utility room keeps everyday practicalities neatly out of sight.

Upstairs, five bedrooms provide space for family and guests alike. The principal suite feels like a retreat, complete with a walk-in wardrobe and en-suite, while a second bedroom also enjoys its own en-suite. A fifth bedroom offers a quiet option for a home office if needed. Outside, the double garage, private driveway and sun-filled garden wrap around the house, creating a sense of privacy and ease.

Set within the catchment for Hobart High School and close to the market towns of Loddon, Beccles and Bungay, Langley House is well placed for everyday life. Norwich lies around 11 miles away, while the coast and sandy beaches are within easy reach.

A beautifully balanced home offering space, light and a peaceful setting, ready to be enjoyed from day one.







## A LEVEL OF QUALITY WHICH SPEAKS FOR ITSELF

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### KITCHEN

- Classic shaker style kitchen with timber doors and soft close mechanisms
- Large format floor tiles
- Integrated dishwasher
- Stainless steel sockets at worktop level
- Recessed downlighters to ceiling
- Siemens built-in oven in tower unit
- Siemens built-in combination microwave oven/grill in tower unit
- Siemens 5 zone induction hob
- Siemens built-in dishwasher
- Siemens brushed steel extract hood
- Quartz worktops including upstands with 1.5 bowl undermount sink and slim lever swan neck tap

### UTILITY ROOM

- Built-in cupboards to match the kitchen
- Square edge laminate worktop and upstand
- Stainless steel sink and swan neck tap
- Large format floor tiles
- Recessed downlighters to ceiling
- Spaces for washing machine and tumble dryer

### BATHROOMS, EN-SUITE SHOWER ROOMS & CLOAKROOMS

- Contemporary white sanitary ware and chrome fittings from SANEUX
- Vanity Unit in principal en-suite
- Wall and floor tiling from Porcelanosa
- Thermostatically controlled shower
- Rainfall shower to principal en-suite
- Downlighters to ceiling
- Chrome towel rails

### FINISHING TOUCHES

- White satin painted stairs, oak balustrade and oak newel cap
- Cupboards to bedrooms where shown
- Oak veneered Dordogne style internal doors
- Polished chrome door furniture
- Walls painted white
- Ceilings – smooth finish painted white
- White satin skirting and architraves

### GENERAL

- uPVC double glazed windows with grey external finish
- TV points located in living room and all bedrooms
- Double sockets throughout
- USB sockets in each property
- External tap
- External lighting on PIR sensors
- Landscaped gardens with turfed front and seeded rear lawns
- Double garage with lighting, power and pedestrian door
- External parking
- South-facing patio
- Smoke detectors installed in the hall and landing
- Fibre cable to the premises providing Broadband capable of speeds up to 1Gbps

### ENVIRONMENTAL

- Heating and hot water supplied via an air source heat pump
- Underfloor heating to ground floor of all plots
- Parkray contemporary style wood burning stove

### WARRANTY

- 10 year Build-Zone new build warranty





**GROUND FLOOR**

Living Room	19'1" x 14'3" (5.82m x 4.34m)
Dining Room	12'9" x 11'11" (3.89m x 3.63m)
Kitchen	27'4" x 14'8" (8.33m x 4.47m)
Family Room	16'11" x 10'9" (5.16m x 3.28m)

**FIRST FLOOR**

Bedroom 1	17'0" x 14'0" (5.18m x 4.27m)
Bedroom 2	12'0" x 11'11" (3.66m x 3.63m)
Bedroom 3	15'0" x 10'9" (4.57m x 3.28m)
Bedroom 4	12'0" x 9'10" (3.66m x 3.00m)
Bedroom 5	10'10" x 8'1" (3.30m x 2.46m)

**Total Approximate Floor Area 2,403 Sq. Ft. / 223.21 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 2026 | www.houseviz.com

**ABOUT THE DEVELOPER**

FW Properties is a distinguished property developer based in Norwich, specialising in crafting exceptional contemporary properties in Norfolk and Suffolk. Founded in 2011 by Ian Fox and Julian Wells, they take pride in completing every home with finesse and flair to rigorous standards. With a combined experience of over 45 years in national and international property development, asset management, and investment, they oversee every aspect of the development process.

What sets FW Properties apart is their customer-centric approach. They understand that each client is unique, and thus, they start each new project from scratch, avoiding standardized templates. They carefully select architects who are best suited for the job, ensuring that every new home is custom-designed to accommodate modern living, boasting luxurious construction values and impeccable finishes.

Their commitment to responsible development and renovation is evident in their efforts to seamlessly integrate their developments with the local environment. Whether it's overlooking the River Deben in Woodbridge, nestled in Norwich's historic heart, or tucked away in the Norfolk countryside, they aim to maintain the integrity and character of each location.



# VILLAGE LIFE IN RURAL NORFOLK

Hales is a tranquil village nestled amid the picturesque Norfolk countryside, surrounded by lush green fields, ancient oak trees and an abundance of wildlife.

The area is well known for the stunning Raveningham Estate, where gardens open to the public from as early as February. Highlights include the ‘Time Garden’, designed around essays on the passage of time written by Sir Francis Bacon.

A visit to St Margaret’s Church, set within an isolated countryside location, feels like stepping into a 12th-century Norman world, with beautiful stained-glass windows and a finely carved medieval entrance door. Life in Hales moves at a gentle pace, offering ample opportunities for leisurely walks and rural calm.

Just over a mile from Hales and lying on the River Chet, Loddon is a small market town with much to offer, including local shops, eateries, pubs and scenic walks. There are numerous schools nearby, including the renowned Langley School, and Hales also falls within the catchment area for Hobart High School. Loddon lies within The Broads National Park, the largest protected wetland in Britain.

Travel southeast from Hales for just six miles and you arrive at the vibrant market town of Beccles, where amenities are plentiful, including independent shops, restaurants, pubs, a swimming pool, museums and the historic bell tower. Beccles Drop Zone and Ellough Park Race Circuit add further appeal.

Hales is well positioned for reaching destinations across both Norfolk and Suffolk, with the historic city of Norwich just a 30-minute drive away.



*Note from Sowerbys*



“Quietly positioned, wonderfully spacious and made for modern family life.”



**SERVICES CONNECTED**  
Mains water, sewerage and electric. Air source heat pump.

**COUNCIL TAX**  
Band to be confirmed.

**ENERGY EFFICIENCY RATING**  
B. The full certificate can be obtained through Sowerbys.

**TENURE**  
Freehold.

**LOCATION**  
What3words: ///replace.coasted.horseshoe

**AGENT’S NOTE**  
Some photos have been virtually staged to represent how the property may look once furnished and are for representation only.

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

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Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

