



INTRODUCING

# Sheringham House

*The Lodge, Drayton*  
Plot 9

**SOWERBYS**

Land & New Homes Specialists



INTRODUCING

# Sheringham House

The Lodge Drive, Drayton, Norwich  
NR8 6JQ

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Final Release of this Superb House Type

Three Double Bedrooms

Open-Plan Ground Floor Living,  
with Bespoke Media Unit

Luxurious Specification Throughout

Garage, Driveway and South-Facing Rear Garden

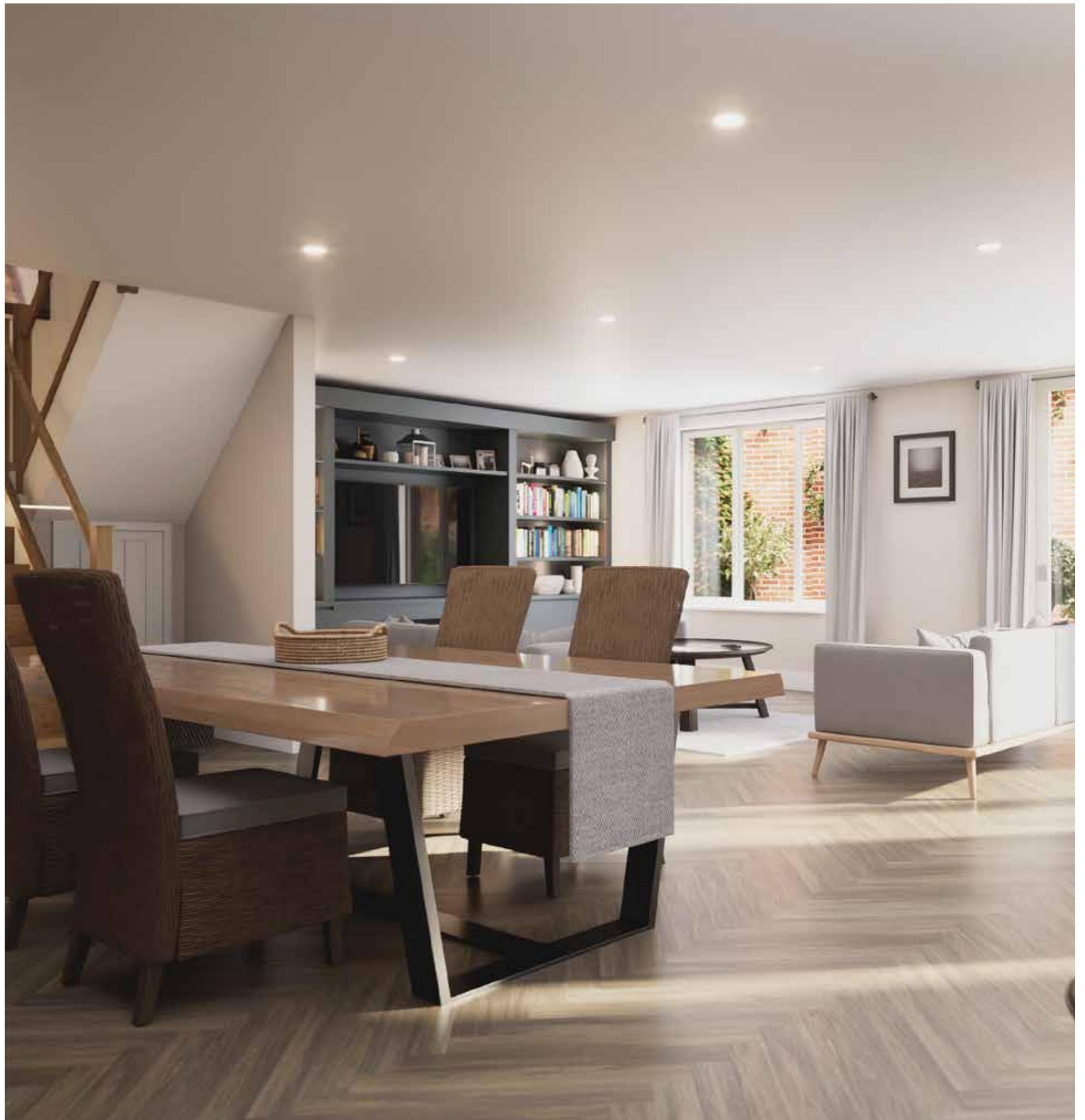
10 Year Warranty

Convenient Location for Norwich City Centre

Less Than 3 Miles to Norwich International Airport

Ready for Occupation Summer 2026

Private Woodland Walks Overlooking  
the Wensum Valley





**S**heringham House (Plot 9 at The Lodge) is an outstanding detached new build home in the most incredible setting.

In brief, the property offers impressive open-plan living to the ground floor and three double bedrooms.

Externally the property boasts a south-facing, landscaped walled garden. The specification both inside and out needs to be seen to be appreciated

Properties at The Lodge and the 10-acre site they sit in, set a new standard for living in a city suburb. We strongly recommend meeting the developers yourself to truly understand what a remarkable lifestyle The Lodge has to offer.



# Specification

## CONSTRUCTION

- Herringbone flooring laid throughout ground-floor and bathrooms
- Masterclass kitchen with quartz worktops and corner pantry
- Integrated NEFF appliances, full-height fridge, freezer and wine cooler
- Luxurious principal bedroom with panelled bed head wall and spacious shower en-suite
- Two further double bedrooms and a bathroom
- Underfloor heating throughout the ground-floor and anthracite column radiators to the first floor, all controlled via smart thermostats
- Oak internal doors, oak thresholds and antique brass ironmongery throughout
- Feature oak staircase with LED lighting and glass balustrades
- Triple-glazed windows and doors
- RING doorbell
- Pre-wired for EV charging point
- MVHR - supplying clean filtered air to the habitable rooms and reusing generated heat in your home

## EXTERNAL

- Beautiful front façade featuring a combination of brick, larch cladding and aluminium
- Fully landscaped, walled south-facing rear garden featuring pleached trees, raised planters, a sandstone patio, and exterior lighting
- Garage with electric door and double driveway
- Aluminium lockable garden gate
- Optional garden shed can be discussed with the developer

## INTERNAL

- Generous front entrance hall with large coat and shoes storage cupboard and access to ground-floor WC
- Stunning open-plan ground-floor living space with outstanding kitchen, dining and sitting areas
- Open plan living features corner glazed wall with sliding doors creating a perfect connection to your outdoor space
- Impressive vaulted ceiling in the kitchen area with Velux windows
- Integrated bespoke media unit with electric fire, cabinetry, display and feature lighting

- Separate spacious utility room with sink, extra storage and space for washer and dryer
- Fully boarded large loft space with Velux window, plant room and access ladder installed



First Floor



Ground Floor

165m<sup>2</sup> / 1776sqft (Garage Included; 182m<sup>2</sup> / 1959sqft)

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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## *The Developer*

Hidden Talents Homes creates quality and aspirational property for both residential and commercial projects.

The Lodge is brought to you by Hidden Talents Homes, the residential development arm behind some of Norfolk's most prestigious and iconic hospitality establishments including 'Byfords' of Holt and 'The Pigs' at Edgefield. They also completed the renowned and successful development of 'The Dial House' in Reepham which consists of a collection of six Georgian conversion properties and eleven luxury new homes.

The Lodge is continuing with their same attention to detail and will provide a unique living environment which you would expect from this exceptional brand.



A new home is just the beginning

# The Lodge

IN DRAYTON,  
RURAL CHARM CLOSE TO  
NORWICH CITY

Just five miles from the county capital, but a world away from the urban bustle, Drayton is a city commuter's dream, with easy access to the A47 for cross-country routes. But to see this pretty village as a suburban spot misses the charm of this much sought-after historic place, voted the fourth best place to live in 2015.

The pretty suburban village offers all the amenities you could need including a post office, dentist, doctors' surgery, pharmacy, and a Tesco Superstore. There are plenty of eateries to enjoy too, The Cock Inn and The Red Lion are two popular local pubs, there is also The Willows café bistro, which offers both eat in and take away, and a Coffee house.

Drayton has a wonderful community, St Margaret's Church holds regular services and for those with young children there is a playpark just next door. The village hall hosts a wide range of clubs and events such as patchwork quilting, toddler groups, dance and performing arts, and the local flower club to name a few.

The Marriott's Way, a 26-mile footpath, bridleway and cycle route, between Aylsham and Norwich runs through the village, and the paths are popular with families for weekend walks, runners and horse riders enjoying the rural setting and wildlife.

With Norwich's shopping centres just a few miles away, the neighbouring village of Taverham also has its own country shopping centre and garden nursery, along with a library, golf course, country club and local pub. Close enough to the city, yet a rural idyll with amenities, it's easy to see why Drayton is so popular.



Woodland Walks at The Lodge



## SERVICES CONNECTED

Mains electricity, water and drainage. Air Source Heat Pump.

## COUNCIL TAX

To be confirmed.

## ENERGY EFFICIENCY RATING

Predicted energy efficiency rating: B.

The properties will have a SAP assessment carried out as part of building regulations when completed.

## TENURE

Freehold.

## LOCATION

What3words: //reefs.window.newsreel

## AGENT'S NOTE

Please note CGI's are for representative purposes 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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