



THE STORY OF

Oakside

Holt, Norfolk

SOWERBYS

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THE STORY OF

Oakside 6a Kelling Road

Holt, Norfolk
NR25 6RT

Over 2,100 Sq. Ft. of
Accommodation

Four Versatile Receptions

Spacious Kitchen/Dining Area

Expansive Utility/Boot Room

Four Double Bedrooms

Garage and Off-Street Parking

Generous and
Established Gardens

Prime Location In Holt

Close to Greshams School

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Set back from the road and approached via a private driveway with garage, this substantial detached house offers an impressive balance of space, flexibility and location. Designed for modern family life, it combines generous proportions with a highly adaptable layout, all within walking distance of Gresham's Independent School and the Georgian market town of Holt.

Coming to the market for the first time in over 30 years, this established residence offers an ideal opportunity to personalise a fine home in a highly sought-after location.

The ground floor features a large, welcoming living room, perfect for family evenings or entertaining, alongside a cosy snug for TV, reading, or play. The well-proportioned kitchen forms the heart of the home, with room for dining and direct access to practical utility areas. A ground-floor studio adds further versatility as a home office, gym, creative space, or guest accommodation. A shower room, utility room, and internal access to the garage complete the floor.

Upstairs, four comfortable double bedrooms enjoy excellent natural light and flexible layouts. The principal rooms provide ample space for freestanding furniture, while the others suit family living, guests, or home working. A family bathroom serves the floor.

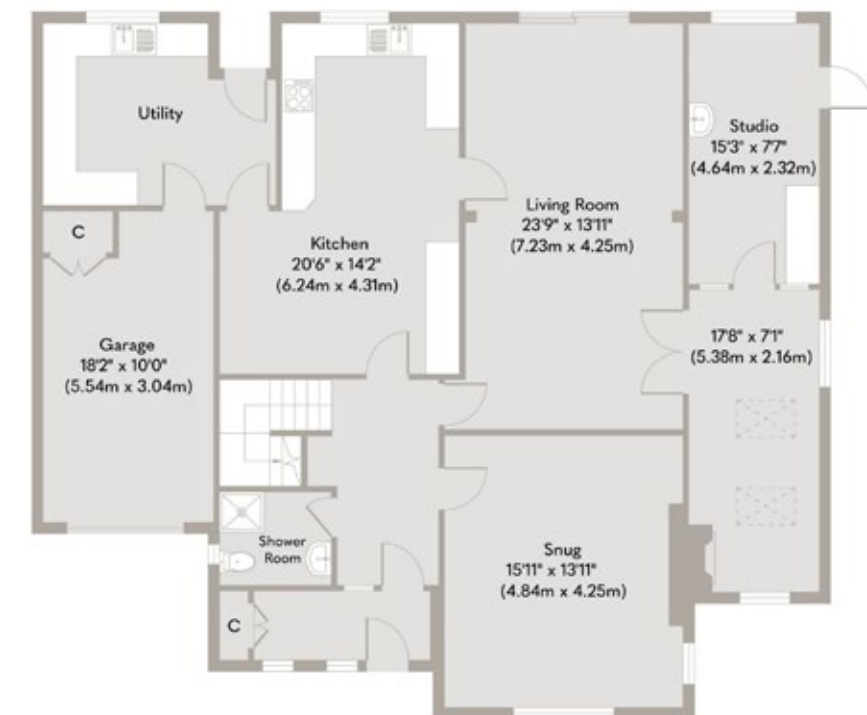
To the rear, a mature and private garden offers a sun terrace for outdoor dining, sweeping lawns, and well-stocked beds, creating a space for relaxation and play throughout the year.

Perfectly positioned, the home is within walking distance of Gresham's School and Holt, with its independent shops, cafés, restaurants, and cultural offerings. The North Norfolk countryside and coastline are also close by, offering an enviable lifestyle that blends town, coast, and country.





First Floor
Approximate Floor Area
748 sq. ft
(69.48 sq. m)



Ground Floor
Approximate Floor Area
1404 sq. ft
(130.39 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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Holt

A STRONG SENSE OF COMMUNITY
AND A FINE MARKET TOWN

Holt thrives on a strong sense of community, supported by proud residents and local businesses. Many champion the ‘Love Holt’ initiative, celebrating the independent shops that bring vibrancy to the Georgian town centre. The town hosts numerous local events throughout the year, including the Holt Festival and the 1940s Weekend, which takes over the town and the heritage ‘Poppy Line’ railway running between Holt and Sheringham.

Holt boasts traditional shops like a butcher, fishmonger, and greengrocer. It even has its own department store and food hall, Bakers and Larners, a local landmark run by the same family since 1770. Chic boutiques and luxe lifestyle stores fill the town and its surrounding yards, offering beautiful items for your home and wardrobe. Norfolk Natural Living, known for locally made fragrances, is a notable stop.

Life in Holt is leisurely, with numerous spots to enjoy a coffee or a meal. Byfords café, believed to be the oldest house in town, is a central landmark and an ideal place to watch the world go by. There’s no rush—relax and savour country life! The town also hosts the historic Gresham’s School.

Holt features an abundance of Georgian properties, especially around the town centre. Further out, you’ll find leafy roads with stylish, detached 1930s family homes and well-designed contemporary houses that blend with the countryside. For those wanting to reconnect with nature, Holt Country Park and Spout Hills offer heathland and green spaces.

Holt is one of Norfolk’s finest market towns, offering the perfect spot to enjoy country life. With easy access to the coast and city, if this sounds like your kind of place, let us help you find your next property.



Note from Sowerbys



“The kitchen forms the heart of the home, with space for dining and everyday living.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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: pizzas.distilled.mailing

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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