

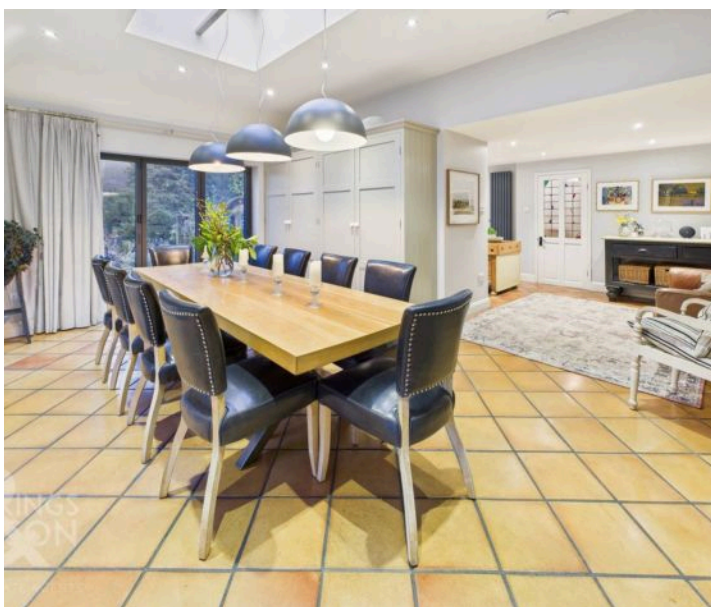


Chandler Road, Stoke Holy Cross - NR14 8RF

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Chandler Road

Stoke Holy Cross, Norwich

This EXCEPTIONAL 1830s extended home presents a RARE OPPORTUNITY to acquire a CHARACTERFUL RESIDENCE in a truly stunning RURAL SETTING, including a 0.75 ACRE PLOT (stms) - just FIVE MILES from Norwich City Centre. Occupying approximately 2194 sq. ft (stms) of thoughtfully enhanced accommodation, the property has been EXTENDED TWICE during the owner's 32-year tenure, seamlessly BLENDING PERIOD CHARM with MODERN COMFORTS. A welcoming entrance with PAMMENT TILED FLOORING leads to THREE VERSATILE RECEPTION ROOMS, including a GRAND SITTING ROOM with a dramatic VAULTED CEILING and abundant natural light. A SNUG/STUDY and DINING ROOM form part of the original property, with FEATURE FIREPLACES. The heart of the home is the impressive 18' OPEN PLAN KITCHEN and DINING ROOM, featuring GRANITE SURFACES, space for soft furnishings and BI-FOLDING DOORS that open onto the rear gardens, creating a perfect space for entertaining or family gatherings. The ground floor also benefits from a useful shower and utility room incorporating SOLID WOOD SURFACES, while upstairs, FOUR spacious BEDROOMS are complemented by a PERIOD-STYLE BATHROOM with a luxurious rolled top bath. Recent improvements include a replacement central heating boiler (2021), external insulation, and a re-roofing (2014), ensuring the property is both efficient and comfortable throughout the



seasons. The GREAT OUTDOORS awaits with approximately 0.75 acres (stms) of beautifully LANDSCAPED GROUNDS, offering a peaceful and private sanctuary enveloped by a TREE-LINED BACKDROP. Lawned gardens wrap around both sides of the home, with the main top gardens forming an impressive frontage, enhanced by extensive planting and mature hedging. A central walkway leads to the double garage and ample parking, with a STRIKING BRICK and TIMBER PERGOLA creating an ELEGANT FOCAL POINT. For those with a passion for gardening, a dedicated working area includes raised vegetable beds, a fruit cage, and an orchard with apple, pear, and damson trees at the far end of the plot.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- 1830's Extended Home in a Stunning Rural Setting
- Only 5 Miles to Norwich City Centre
- Enjoying a 0.75 Acre Plot with Tree Lined Backdrop (stms)
- Approx. 2194 Sq. ft (stms) of Accommodation
- Extended Twice During the Owners 32 Year Tenure
- Replacement Central Heating Boiler (2021), External Insulation & Re-Roofed (2014)
- Three Reception Rooms including the Grand Sitting Room with a Vaulted Ceiling
- 18' Open Plan Kitchen/Dining Room with Bi-folding Doors to Rear

Providing fantastic access to Norwich, Stoke Holy Cross is a sought after village which sits south of the City.



Good access to the A47 and A11 can also be found, making this a perfect location for those needing to commute or to travel around Norfolk easily. The village has a primary school, playing field, village hall and two restaurants/public house and a regular bus service. A further range of everyday amenities can be found in the nearby larger villages of Poringland and Framingham Earl.

#### SETTING THE SCENE

Stepping through the garden gate, enchanting views across the garden and tree lined vista beyond captivate the imagination. From morning coffee on the front patio to children playing in the orchard, the gardens offer an extensive array of planting and wildlife to suit a number of buyers. A brick-weave driveway sits opposite the property, providing parking and turning space, with a double garage for storage.

#### THE GRAND TOUR

Stepping inside, the immediate feeling of character and warmth is embraced, with an attractive pamment tiled floor and full height windows ensuring a light and bright space. Ideal for welcoming guests, a door leads to the inner hallway and formal sitting room. Sitting under a grand vaulted ceiling with a range of timber beams both painted and exposed, this sizeable space enjoys a feature fireplace and inset cast iron wood burner, oak wood flooring, whilst being adorned with dual aspect views and French doors leading outside. A useful lobby leads off, with a stable door creating the ideal leaning post to enjoy garden views in spring and summer. The kitchen/dining room forms the hub of the home, embracing an open plan living and dining feel, with a bespoke hand crafted kitchen including granite work surfaces, ceramic butler sink and newly installed Quooker boiling water tap. Large cupboards offer general storage and pantry space, with an integrated gas hob and electric combination oven, integrated dishwasher and space for a fridge freezer. Tiled flooring flows through the space, with the ideal spot for soft furnishings, and underfloor heating in the dining area. A more modern extension which sits under a glazed roof lantern incorporating an electric blind, contemporary meets character with the side facing windows and bi-folding doors, with a further array of integrated storage. The inner hallway incorporates the stairs and storage below, with doors leading off to the remaining reception space. A ground floor shower/utility room has been created as a versatile room encompassing a W.C, walk-in shower, and laundry space with solid wood work surfaces, space for laundry appliances and a further butler sink, along with the central heating boiler. The two remaining reception rooms sit in the original part of the house, with an interconnecting layout, both flowing with fitted carpet and feature fireplaces in each room. One of the reception rooms is currently used as a formal dining area, and the other a snug or study space - both enjoying garden views.

Once upstairs, a velux window floods the stairs and landing with natural light, whilst doors lead off to the four bedrooms. Each bedroom includes a unique layout and arrangement, with the main bedroom sitting at the far end of the landing. A well proportioned double bedroom, the main bedroom enjoys dual aspect garden views and a bespoke range of built-in wardrobes. The adjacent bedroom enjoys light via a velux window, two built-in cupboards, and a full height window across the landing and enjoying tree lined garden views. The smallest of the bedrooms can still house a double bed, whilst being positioned across from the sizeable family bathroom. The free standing rolled top bath sits central to the room, creating a focal point, with solid wood flooring flowing underfoot. With half tiled walls and a three piece suite, the room is in keeping with the charm of the property. The final double bedroom enjoys dual aspect far reaching views, with built-in storage and eaves access.

#### FIND US

Postcode : NR14 8RF

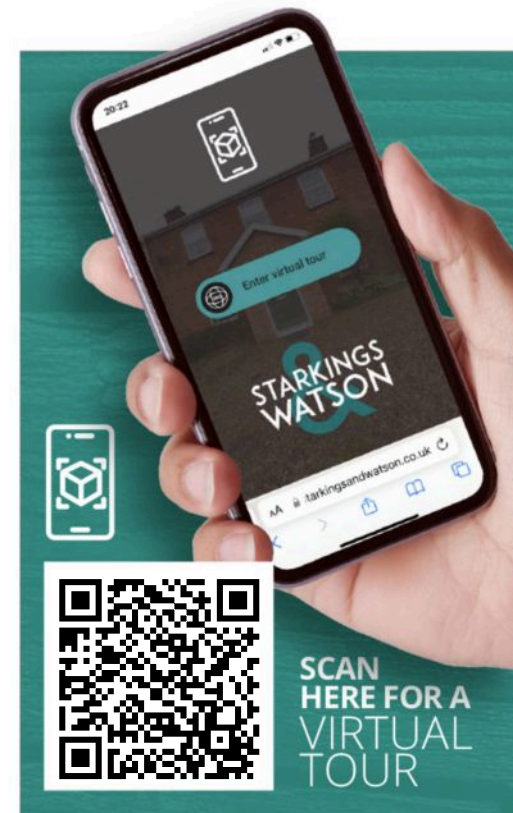
What3Words : ///partly.explorer.fall

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

The property uses a private septic tank and oil fired central heating. A water softener is installed.











## THE GREAT OUTDOORS

The property sits to the far side of its 0.75 acre plot (stms), with lawned gardens wrapping around to both sides. The main top gardens form the frontage of the property, with extensive planting and front hedging. A central walk-way leads to the garage and parking, with a brick and timber pergola walkway creating a central feature. A working garden includes raised vegetable beds, a fruit cage, with an orchard of apple, pear and damson trees to the bottom. A brick built store offers storage or utility space, whilst an archway encloses an elevated patio to enjoy the treelined back drop to the garden. The double garage sits opposite the property, with an electric roller door to front, side access, storage above, power and lighting. Various storage and sheds sit to the rear of the garage.





**Approximate total area<sup>(1)</sup>**

2194 ft<sup>2</sup>

203.8 m<sup>2</sup>

**Reduced headroom**

31 ft<sup>2</sup>

2.9 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**







## Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • [poringland@starkingsandwatson.co.uk](mailto:poringland@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.