

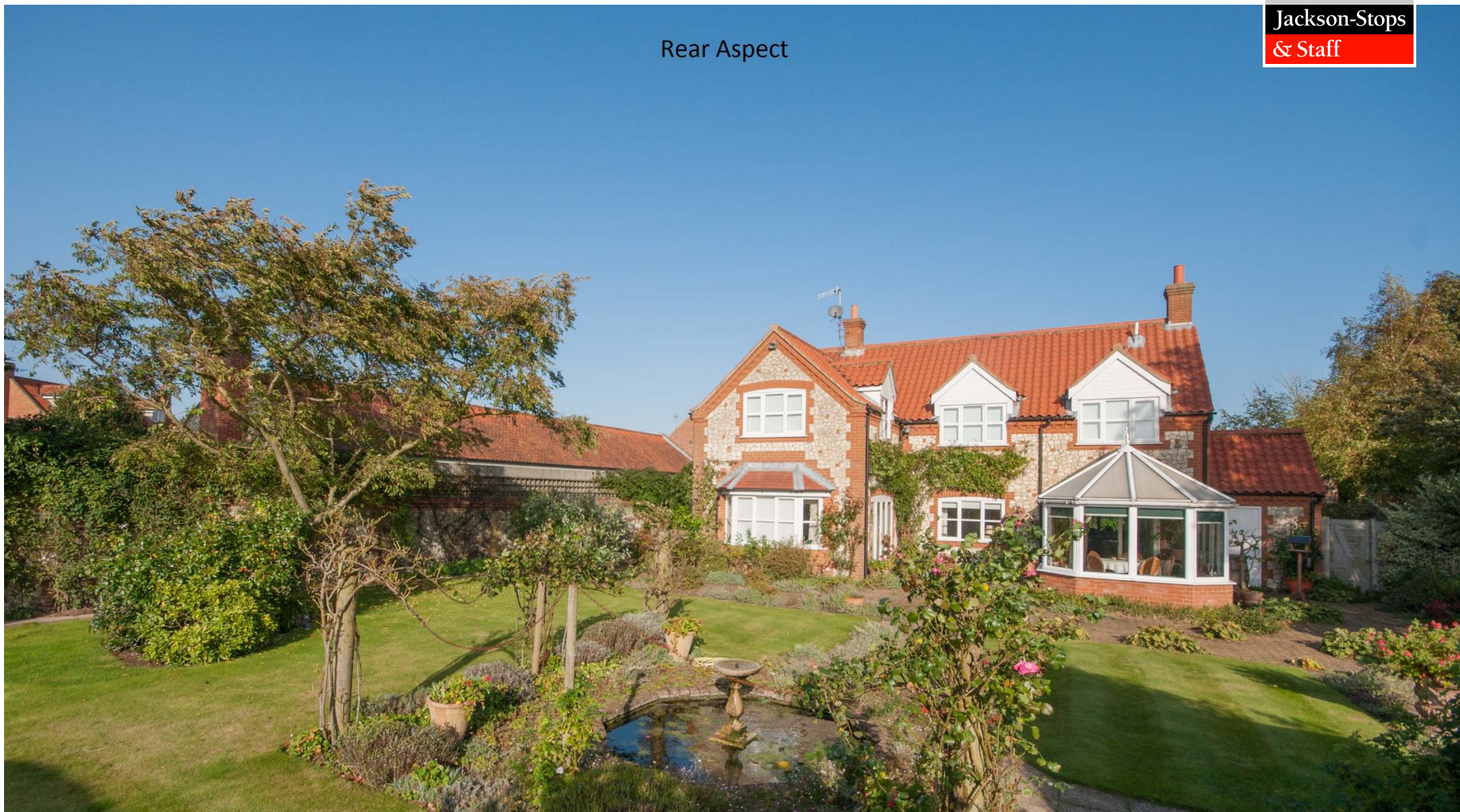
St Andrews House

Burnham Market, Norfolk



Jackson-Stops
& Staff

Rear Aspect



People **Property** Places

An attractive detached 4 bedroom traditional brick and chalk style house located down a private driveway with beautiful open views to the rear and only minutes from the village centre.

Features

- Private location
- 4 bedrooms (2 en suite)
- Beautiful drawing room
- Family room/study
- Kitchen/breakfast room
- Conservatory
- Double garage and gravel drive
- Attractive south facing gardens
- Open country views to the south
- Short walk to village centre

Driving Distances (approx.)

- Coast 1.8 miles at Burnham Overy Staithe
- Brancaster 5 miles





Situation

Burnham Market is a much visited and burgeoning village often thought of as the loveliest in Norfolk, and having a full range of around 40 privately owned and run boutique shops as well as a delicatessen, wine merchants, bakery, butchers, chemist, boutiques, post office, antiques shop, doctor's surgery, dentist, jewellery shop, garage, a fine parish church and a range of hostleries including the famous "Hoste Arms" hotel. The village is centred around a green of mainly Georgian houses in what is considered an extremely desirable location.

The Burnhams comprise six villages situated on the north Norfolk coast in an Area of Outstanding Natural Beauty boasting miles of sandy beaches and saltmarshes full of birds and wildlife crisscrossed by creeks and harbours. To the west a few miles away, are the popular coastal villages of Brancaster and Thornham offering sailing clubs, the Royal West Norfolk Golf Club and RSPB Reserve. To the east is Wells-next-the-Sea, and further along the coast, Blakeney and Cley making Burnham Market a superbly positioned village for taking advantage of all this beautiful part of the world has to offer.

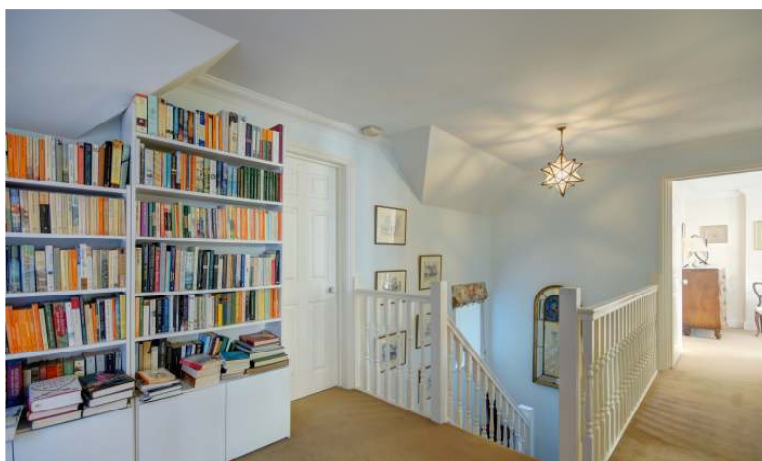


Description

St Andrews House was built for the current owners in approximately 1990 in the traditional brick and chalk style with a double garage. The uniqueness of this property is its tucked away location, its attractive south facing garden with views across the fields and yet only a short stroll to the village centre.

The reception rooms are south-facing to enjoy the views; the pretty drawing room enjoying triple aspect and access onto the terrace. The accommodation comprises a spacious entrance hall, cloakroom, utility, and good-sized kitchen/breakfast room leading into the conservatory which makes an attractive possible further dining area. The drawing room has double doors into the 2nd reception room, useful as a comfortable family room or study. Upstairs the 4 bedrooms lead off the large landing with the master bedroom enjoying dual aspect with spacious en suite bathroom. There are 3 further bedrooms (one having an en suite) and a family shower room.

The south facing garden is enclosed to 3 sides with a brick and chalk walled boundary offering a degree of privacy with paved terrace, walkways round the lawned areas, shaped beds and small pond. To the front is a gravel parking area leading to the double garage.

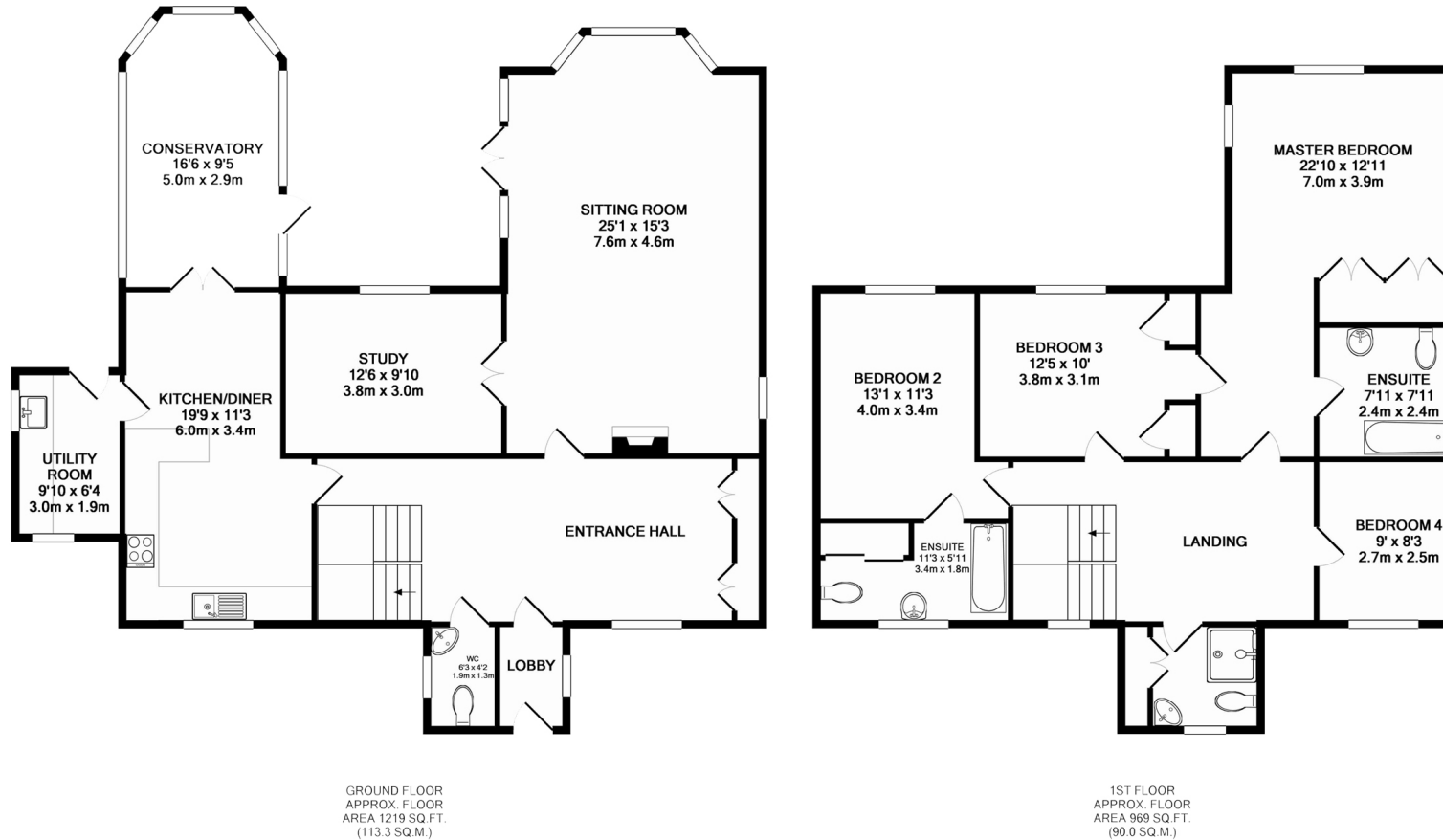


General View



St Andrews House, Overy Road, Burnham Market, PE31 8HH

TOTAL APPROX. FLOOR AREA 2188 SQ.FT (203.3 SQ.M.)



Directions PE31 8HH

Take North Street which becomes Overy Road B1155, past Burnham Market Stores. On right hand side, archway just after Ulph Place, St Andrews House at the end of this drive.

Local Authority

Kings Lynn and West Norfolk District Council, Council Tax Band: F, Annual Cost: £2,171.83 (2014/15)

Services

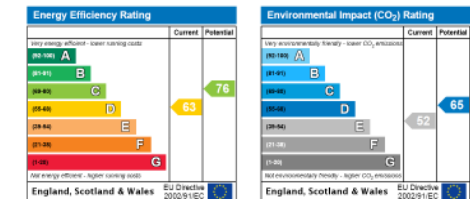
Mains water, drainage and electricity. Oil-fired central heating to radiators.

Fixtures & Fittings

Items regarded as fixtures and fittings including carpets, curtains, light fittings, kitchen appliances and garden ornaments are excluded although these items may be available by separate negotiation.

Viewings

Strictly by prior appointment with sole agents Jackson-Stops & Staff. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2014