



THE STORY OF

Dormer House

South Walsham, Norfolk

SOWERBYS



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Dormer House

22 Oakfield Drive, South Walsham, Norfolk
NR13 6EH

Exceptional Detached Home

Popular Broadland Village Location

Five Reception Rooms

Kitchen Breakfast Room

Pantry, Boot /Utility Room

Cloakroom and Cellar

Four First Floor Bedrooms

Two Family Bathrooms and
En-Suite Shower Room

Well Landscaped Garden with Terrace

Accommodation of Just Over 4000 SqFt

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This superb home enjoys a wonderful position at the end of a desirable road, tucked away on a generous corner plot with plenty of outdoor space and ample parking.

Inside, the property offers an abundance of reception rooms, providing a wonderful degree of flexibility and making this an ideal home for a growing family. The spacious entrance hall immediately sets the tone, being both light and welcoming. The principal sitting room is flooded with natural light and features a central fireplace housing a wood-burning stove, creating a cosy focal point and the perfect setting for relaxing evenings. The family room is exceptionally well proportioned and offers endless possibilities, whether as a further reception room, playroom or games room.

A separate sitting room leads through to the modern, well-fitted kitchen, where a vaulted ceiling creates an impressive sense of space. A good range of storage cupboards and generous worktops are complemented by a central island, making this a particularly sociable space for everyday family life and entertaining alike. Off the ancillary area is a useful boot room, utility space and walk-in pantry, together with access to a superb cellar featuring brick-built wine bins.

Continuing the excellent array of reception space is a well-appointed garden room, a lovely place from which to enjoy views across the garden or entertain with friends and family. Completing the ground floor is a study, perfectly suited to those working from home, along with a separate cloakroom.



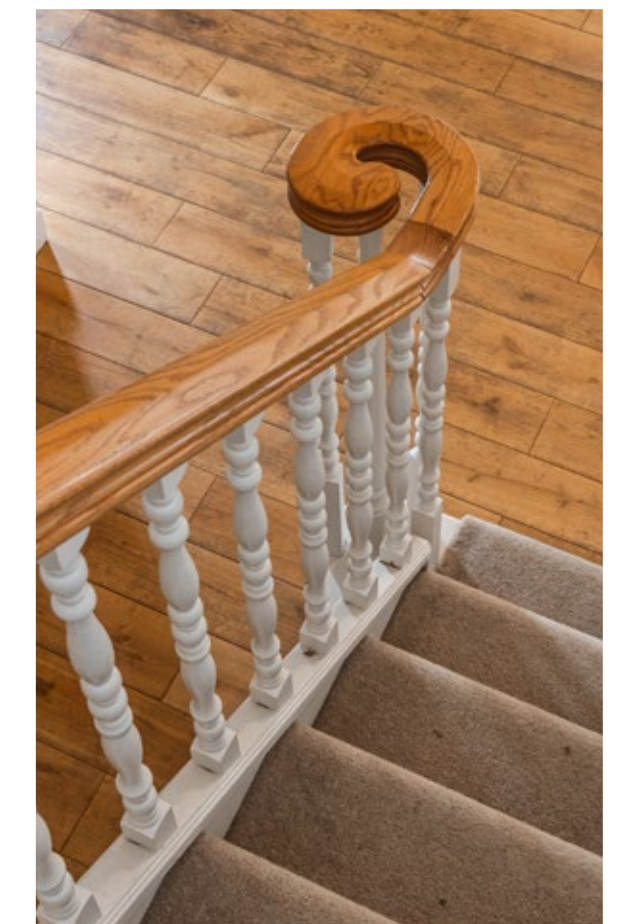
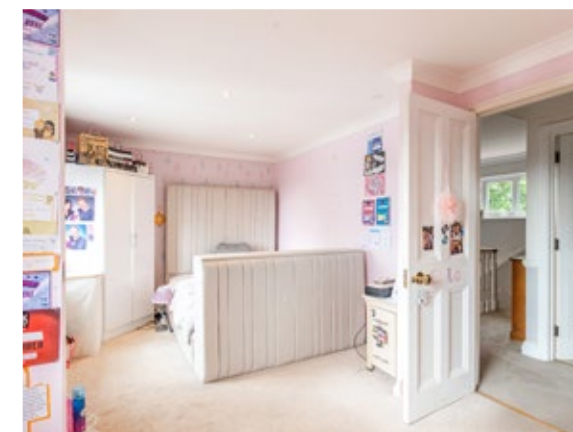
Three words to describe
the home would be
peaceful, sunny and
beautiful.





Upstairs, there are four well-appointed bedrooms, served by a modern family bathroom, with two bedrooms benefitting from their own en-suites.

Outside, the front of the property is approached via a good-sized brick-weave driveway, providing plenty of parking. A raised lawn is framed by specimen border planting, adding interest and a sense of privacy. To the rear, a superb terrace sits beneath an extensive glass cover, creating a wonderful space for entertaining whatever the weather. Beyond, the garden is predominantly laid to lawn, specimen border planting and mature trees adding to the established feel. The property extends to just under half an acre (STMS).





We love the garden, it gets the sun all day.





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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South Walsham

BROADLAND CHARM WITH HISTORY,
NATURE AND COMMUNITY

South Walsham, a charming Broadland village, is perfect for those who enjoy sailing or paddle-boarding. Located a mile from South Walsham Broad, it features Fleet Dyke with free 24-hour moorings for exploration. A footpath leads around the Broad's staithe, suitable for rowing boats, revealing a green surrounded by thatched cottages.

The village boasts a hall with regular events, a bar, and function room, The Viking. A recreation ground hosts a football pitch, cricket club, and play areas for children, with a Pre-School and Primary School nearby.

Fairhaven Woodland and Water Garden, once part of the South Walsham Estate, served as a WWII convalescent home before its transformation by Major Henry Broughton, 2nd Lord Fairhaven. Over 15 years, he restored it into a stunning garden, opened to the public in 1975. Visitors can enjoy its award-winning tearoom and gift shop selling local produce.

Two medieval churches, St Mary's (13th century) and St Lawrence's (14th century), share a churchyard. St Mary's is still in use, while St Lawrence's, damaged by fire in 1827, is now a centre for training and the arts.

Close to Norwich and Norfolk's beaches and forests, South Walsham offers a quintessential village lifestyle with excellent rail links and rural charm.



Note from the Vendor



“The home gave us so much more space, and we love the amazing community on the street. Having fantastic walks right on our doorstep is also a real bonus.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 9328-0041-7212-1410-5240.

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: ///sneezing.analogy.mourner

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SOWERBYS

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