



Wonderfully positioned home in about 2.5 acres

The Meadows, Chedgrave, Norfolk

Freehold



Loddon centre 0.5 miles,
Norwich 10 miles

The Property

The Meadows is a wonderfully positioned family home, set on the edge of the popular village of Chedgrave yet enjoying about 2.5 acres of gardens and grounds looking out over the Chet valley.

The house was built in the 1920's, with a south facing aspect, and to a period design giving the house good presence amongst its mature surroundings. The accommodation is over three floors, with spacious and light rooms and many with views over the gardens and beyond. Of particular note is the spacious dining and staircase hall and the sitting room with French doors to the south facing terrace. There is functional kitchen/breakfast room into a garden room, with further useful rooms such as a study and utility.

The bedrooms are on the first and second floor with five double bedrooms and a family bathroom.

The house would now benefit from updating throughout.

Outside

The Meadows is approached via a gravelled drive that sweeps up to the house through mature trees. The drive continues back to the country lane.

The land is a wonderful feature of the house with many points of interest. The main lawns to the house sweep away from the house, to the southern boundary of post and railed fencing and hedging. Further post and railed fencing divides the main lawn from a further expanse of grass, formerly a paddock. To the west of the land is a hard tennis court, partly bordered by high hedging. Within the grounds is a useful and substantial outbuilding, measuring by 34'3" x 19'10" which lends itself to a variety of

uses, with a further open front outbuilding.

Throughout the grounds are fine broadleaf, evergreen and ornamental trees and shrubs.

Situation

The Meadows is located off a country lane on the outside of the well served village of Chedgrave which offers a handful of amenities including a village shop. The attractive and large village of Loddon is half a mile to the centre, with a range of amenities including post office, doctors surgery, dentist, library, public houses, a range of shops and access to the Broads network. Public sector schooling is available in Loddon and private sector education is available at the reputable Langley school nearby. The house is a short walk to footpaths along the river Chet and surrounding countryside.

Norwich, the cathedral city, is about 10 miles with thriving retail, education, cultural and business sectors with direct service to London Liverpool Street.

Services

Mains water, electricity and oil fired central heating. Drainage is via a private septic tank.

Local Authority

South Norfolk council. Tax band F

Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings

Strictly by appointment with Savills. 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.





The Meadows, Chedgrave, Norwich

Main House gross internal area = 3,414 sq ft / 317 sq m

Double Garage gross internal area = 459 sq ft / 43 sq m

Outbuilding gross internal area = 1,197 sq ft / 111 sq m



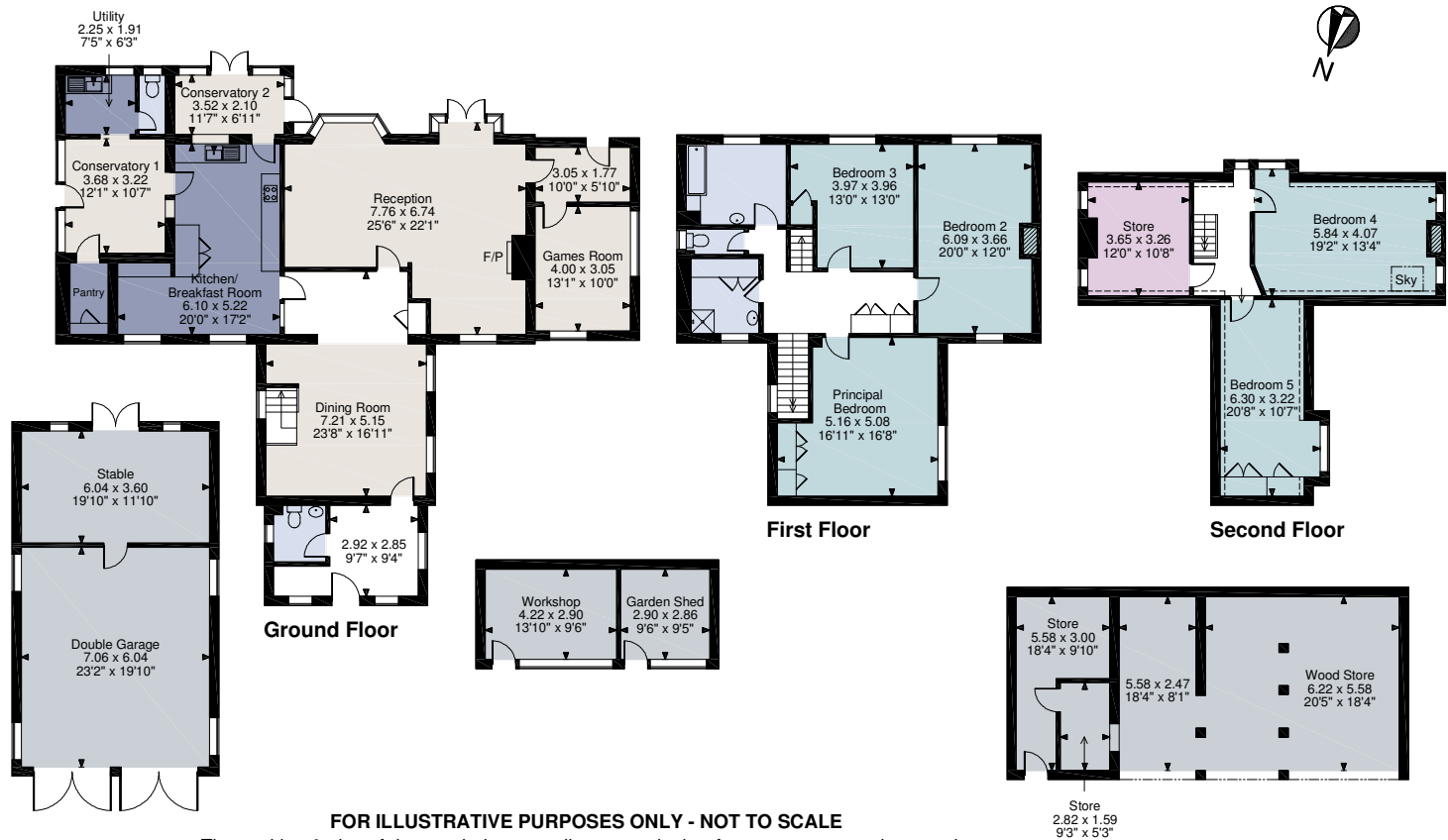
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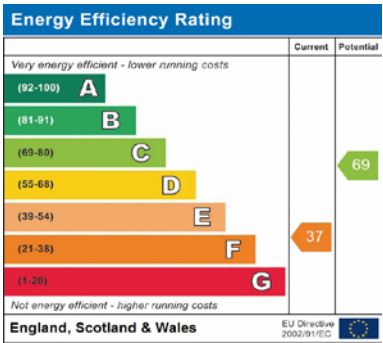
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The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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