



A FINE GRADE II LISTED FORMER RECTORY SET IN DELIGHTFUL GROUNDS

FOXLEY LODGE
FOXLEY, NORFOLK

savills

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Ground floor: Stone flagged entrance hall ♦ drawing room ♦ dining room ♦ sitting room ♦ kitchen/breakfast room with Aga ♦ 2 cloakrooms ♦ utility room ♦ store room ♦ cellars

First floor: Master bedroom with dressing room and en-suite bathroom ♦ 5 further bedrooms; 1 with en-suite bathroom ♦ family bathroom and separate shower

Second floor: Bedroom ♦ cloakroom

Outside: Range of traditional outbuildings including garaging and stabling ♦ delightful gardens and grounds ♦ partly walled kitchen garden ♦ hard tennis court ♦ paddock ♦ secret garden ♦ in all extending to 3.199 acres (est)

Fakenham: 10 miles, Holt: 14 miles, Norwich: 16 miles.

The Property

Foxley Lodge is a most attractive and fine Grade II listed former rectory. Although built in 1842, the house is typically Georgian in style with elegant and well proportioned rooms, so typical of the period. Much period detail remains including fine sash windows, high ceilings, fireplaces, cornice work, and a particularly fine main staircase which is top lit by a lantern. The house is situated in well tended formal gardens and grounds, with some of the formal gardens designed by Verity Hanson-Smith.

Acquired by the current owners in 1990, Foxley Lodge has been a much loved family home.

Outside

The house is approached from the east by a long gravelled drive bordered by a paddock to the south with estate fencing. There is an area of woodland to the north containing some magnificent mature trees including beech and oak, underplanted with spring bulbs. The drive finishes to the front and east of the house where there is a large gravelled turning and parking area. The drive also divides, leading to a further gravelled parking area to the north of the house where the outbuildings, including garaging and stabling, are situated. There is also a useful range of outhouses. Please refer to the floor plans for the outbuildings.





The gardens and grounds are a particularly attractive feature of Foxley Lodge and are arranged as follows; to the east of the house there is a paddock, bordered by estate fencing. In the southeast corner of the paddock, there is a pond and there are further trees including oak and weeping willow. Situated to the south of the house, there is an area of formal lawned garden, bordered by mature beech hedging with some topiary box and providing a delightful sheltered and enclosed area. Openings through the beech hedge lead to a further area of garden, underplanted with spring bulbs, laid partly to lawn and containing the hard tennis court. Situated to the west of the house there is an orchard and a further area of lawned garden. To the northwest, there is a traditional kitchen garden, partly walled, the gravelled paths bordered with low clipped box hedging, a soft fruit cage, raspberry canes and vineyard. The fine south facing red brick wall is trained with espaliered fruit and productive fig. There is a pergola trained with various climbing shrubs including wisteria and rambling rose, and a door in the wall leads to a secret garden enclosed by fine old red brick walls and yew hedging. This has well stocked mixed shrub and herbaceous borders and provides a sheltered and secluded area of garden. There is a glasshouse with a mature vine.

The land in all extends to 3.199 acres (est).

Situation

The small village of Foxley is situated about 16 miles to the northwest of Norwich, the Cathedral city and regional centre of East Anglia. There is a mainline railway station at Norwich with regular trains to London Liverpool Street with an approximate journey time of 1 hour 50 minutes. The airport to the north of the city has frequent flights to the UK, Europe and beyond with most international destinations available via Schiphol. The North Norfolk town of Fakenham is about 10 miles and the popular Georgian town of Holt is about 14 miles to the north and is renowned as a wonderful shopping centre with many excellent independent shops, as well as being the home of Greshams Public School. Beeston Hall Preparatory School is situated further to the east on the coast near Sheringham. The North Norfolk Coast much of which is classified as an Area of Outstanding Natural Beauty, and is a Heritage coastline, offers many opportunities for sailing and walking with golf at Brancaster and Sheringham. There is also bird watching at a number of reserves including Cley-next-the-Sea.

Agent's Note

The photographs used in the brochure were taken in July 2016.





Directions

Leave Norwich on the A1067 Fakenham Road and after passing Bawdeswell, turn left signposted 'Foxley West' (Old Fakenham Road). Passing Mill Road on the left, continue into the village and the drive to Foxley Lodge will be found after a short distance on the left hand side. The postcode for the property is NR20 4QJ.

Services

Mains water and electricity, drainage to septic tank, oil fired central heating and two Oven electric Aga.

Local Authority

Breckland District Council: Band G.

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.





FLOORPLANS

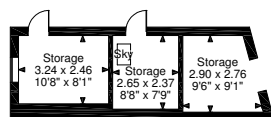
Main House gross internal area = 5,034 sq ft / 468 sq m

Garages & Workshop gross internal area = 791 sq ft / 74 sq m

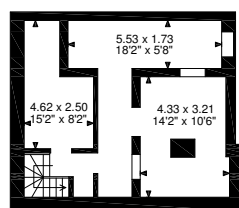
Stables, Goat Shed & Storages gross internal area = 1,022 sq ft / 95 sq m

Covered Carport gross internal area = 157 sq ft / 15 sq m

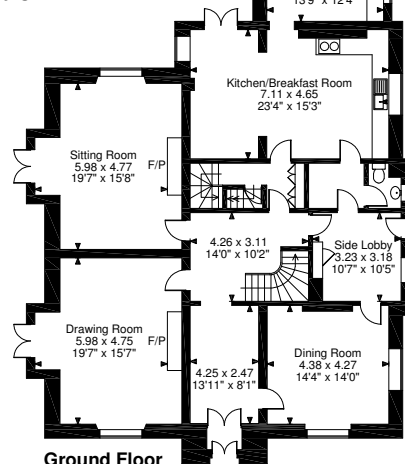
Total gross internal area = 7,004 sq ft / 652 sq m



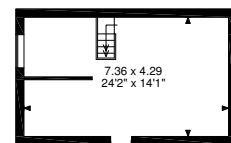
Outbuilding



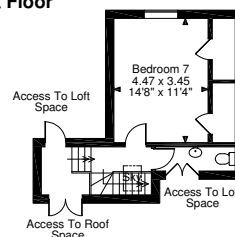
Cellars



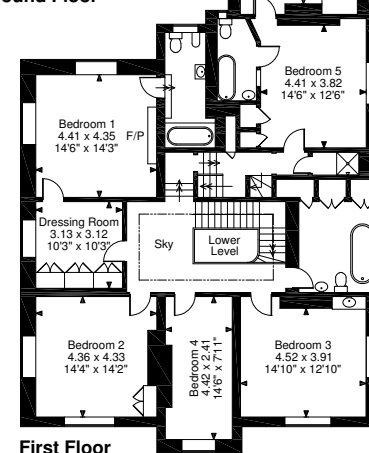
Ground Floor



Stable First Floor



Second Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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