



A SUPERB NEW HOME IN A RURAL SETTING WITH FINE VIEWS OVER MEADOWS

MEADOW HOUSE
SOUTH RAYNHAM, NORFOLK

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SOUTH RAYNHAM, NORFOLK, NR21 7HG

Ground floor: Hall ♦ sitting room ♦ kitchen/dining room ♦ study ♦ utility ♦ WC

First floor: Master bedroom with en-suite shower room ♦ three further double bedrooms ♦ bathroom ♦ integral garage ♦ off street parking ♦ gardens ♦ EPC rating = B

Fakenham: 5 miles, Swaffham: 10 miles, North Norfolk Coast: 14 miles.

The Property

Meadow House is a most impressive and individual new build home with charm and character, set in an unspoilt rural position with wonderful views over neighbouring meadows.

Occupying the site of former farm cottages, the house is constructed to a high standard with mellow red brick and Norfolk flint, under a pantile roof, built in the traditional Norfolk manner, using reclaimed bricks, lime rich mortar with tumbled brick gables and eaves dentil courses. Internally the use of stone flooring, reclaimed fire surround, fitted woodburner, the use of oak and detailed joinery adds character and warmth. This all blends seamlessly with modern living such as under floor heating throughout the ground floor, double glazed windows, bespoke deVOL kitchen with rangemaster and air source heat pump.

The accommodation is light and airy, with spacious rooms including the kitchen/dining room and sitting room both with French doors opening out to a south facing terrace, and four double bedrooms including a master bedroom with en-suite shower room with under floor heating. Other useful rooms include a utility, ground floor WC, study and family bathroom.

Outside

The property is approached over a gravelled drive, through a five bar wooden gate on a sliding mechanism, and onto a gravelled parking area adjoining the house and integral garage.

The house sits centrally within its grounds, which are mainly laid to lawn, with a large terrace to the south of the house, with a distinctive high brick and flint wall beyond this to an upper lawn. The boundary is post and railed with hedging.



Situation

Meadow House is located on the edge of the village of South Raynham, a village surrounded by the 17th century Raynham Hall Estate. The village has a petrol station and store, with further amenities, supermarkets and education in the nearby Georgian market town of Fakenham. The town also has a cinema, coffee shops, restaurants, National Hunt racecourse, golf course and pitch and putt course. The market town of Swaffham is approximately 10 miles away, with good shopping and a Waitrose supermarket.

The renowned North Norfolk Coast is 14 miles away, providing good quality sailing, seal trips, a network of coastal paths, sandy beaches, a plethora of restaurants and pubs and RSPB bird reserves. Other nearby attractions include the Pensthorpe Nature Reserve, the Sandringham, Holkham and Houghton Estates which are open to the public, and many good local pubs notably The Dabbling Duck at Great Massingham and The Rose & Crown in Harpley.

There are regular rail services to London King's Cross from both Downham Market and King's Lynn, and services to London Liverpool Street from Norwich.

Services

Mains water and electricity, private drainage, and air source heat pump.

Directions

Leave Swaffham following signs for Fakenham (A1065). Continue for about 10 miles into South Raynham and take the first left hand turning into 'West Raynham Road' and signed to 'West Raynham'. After approximately 100 yards, turn right onto a gravelled drive where the entrance to Meadow House will be found on the right hand side.

Local Authority

North Norfolk District Council: Band B.

Energy Performance

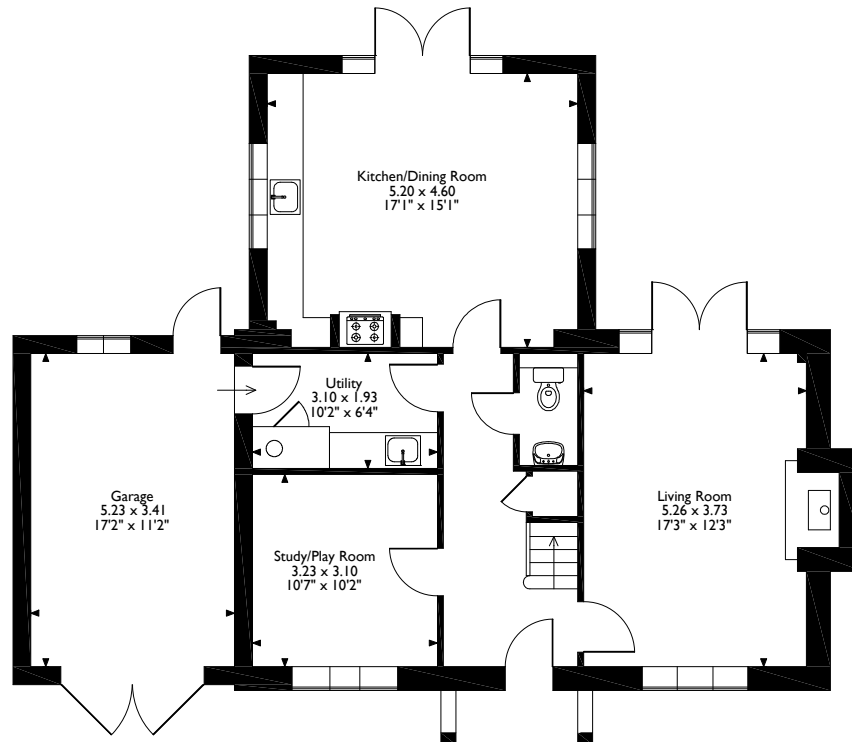
A copy of the full Energy Performance Certificate is available upon request.

Viewing

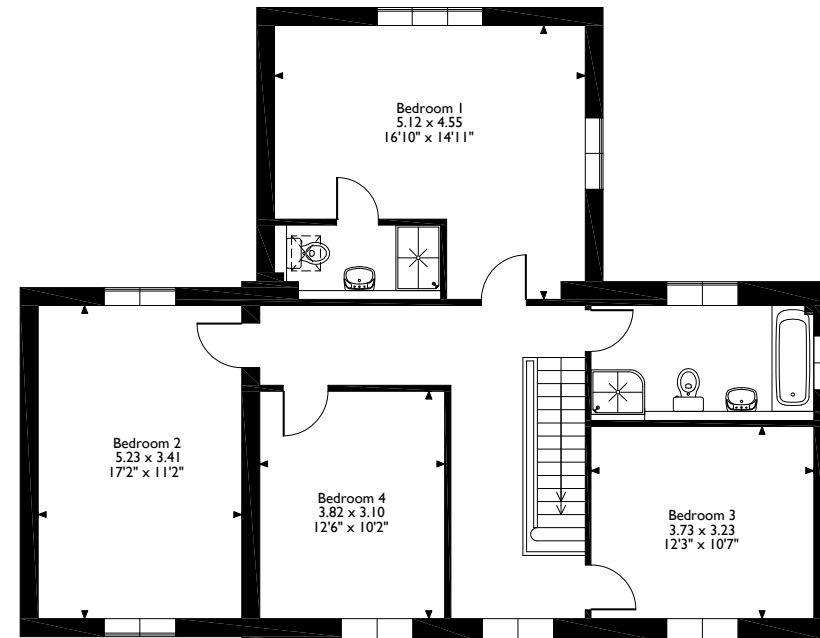
Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



Meadow House, West Raynham Road, South Raynham
Approximate Gross Internal Area
186 Sq M/2004 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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