



Most attractive farmhouse set in about 1.1 acres

**High Farm, Bradenham, Norfolk**

Freehold



Entrance hall • Sitting room • Living room • Kitchen/ breakfast room • Garden room • Pantry • Boot room • WC Principal bedroom with adjoining bathroom • Three further bedrooms • Shower room • Triple garage • Mature gardens • Woodland • Pond

### The Property

High Farm is a handsome farmhouse and a lovely example of its type, with early origins and Georgian addition with distinctive façade. The house is peacefully positioned set at the end of a lane, and looks out over it's charming gardens and grounds.

The accommodation is well arranged, with a comfortable kitchen/ breakfast room at the heart of the house leading to more formal living rooms complete with fireplaces and sash windows. A garden room provides a delightful area to look out to the woodland and gardens and with direct access to the terrace, ideal for outside dining and entertaining. Further functionality is provided by the utility/bootroom with original dairy floor, and a pantry.

All bedrooms are on the first floor, with a principal bedroom and adjoining bathroom, with a further three double bedrooms and well-appointed shower room. The house has been maintained and improved during the current ownership including the

replacement of almost every window, with the sashes by Scope joinery.

### Outside

The house is entered via a five bar field gate on to a gravel parking and turning area for a number of cars. This adjoins the garaging which comprise a double garage and single garage unit which would be suitable for a variety of uses.

The wonderfully mature gardens and grounds of High Farm complements and provide a lovely setting for the house, with many points of interest. Lawned areas sweep around the house and stretch away to the hedged boundaries incorporating pond, kitchen garden, fruit cages and herbaceous beds. A paved terrace gives a fine view of the garden, with raised beds and providing an enjoyable area. A delightful courtyard garden is to the south of the house with gravelled area and well stocked herb garden. The grounds also host an area of established woodland, with mown pathways between.



### **Situation**

High Farm is rurally positioned to the south west of Bradenham, a short drive to the well served village of Shipdham. The village has an excellent range of day to day amenities including a doctor's surgery, local shops, primary school, post office and public house. Further specialist shopping and education can be found in the nearby market towns of Dereham and Swaffham both of which provide good everyday shopping with local and national shops, a selection of Supermarkets including a Waitrose, leisure and health facilities and state education for all age groups. Further renowned education can be found at Wymondham College (state boarding and day school) and Thetford Grammer. Attleborough and Thetford provide good transport links with train stations providing services to Norwich and Cambridge, with connecting lines into both London Kings Cross and Liverpool Street.

Easy access can be gained onto the A11 at Thetford and onwards to London on the M11. The increasingly influential high tech University city of Cambridge is 45 miles.

The market town of Downham Market is

approximately 23 miles away and offers a range of shops and services as well as a mainline railway service to London Kings Cross with a journey time of approximately 1 hour 35 minutes. Norwich, the cathedral city and regional centre of East Anglia, provides further renowned education, a thriving business and retail sector and leisure facilities.

### **Services**

Mains, water and electricity, private drainage, oil fired central heating

### **Local Authority**

Breckland District Council  
Council Tax band: F

### **Fixtures & Fittings**

All fixtures and fittings including 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.



**High Farm, Bradenham, Thetford**

**Main House gross internal area = 2,389 sq ft / 222 sq m**

**Garage gross internal area = 506 sq ft / 47 sq m**

**Total gross internal area = 2,895 sq ft / 269 sq m**



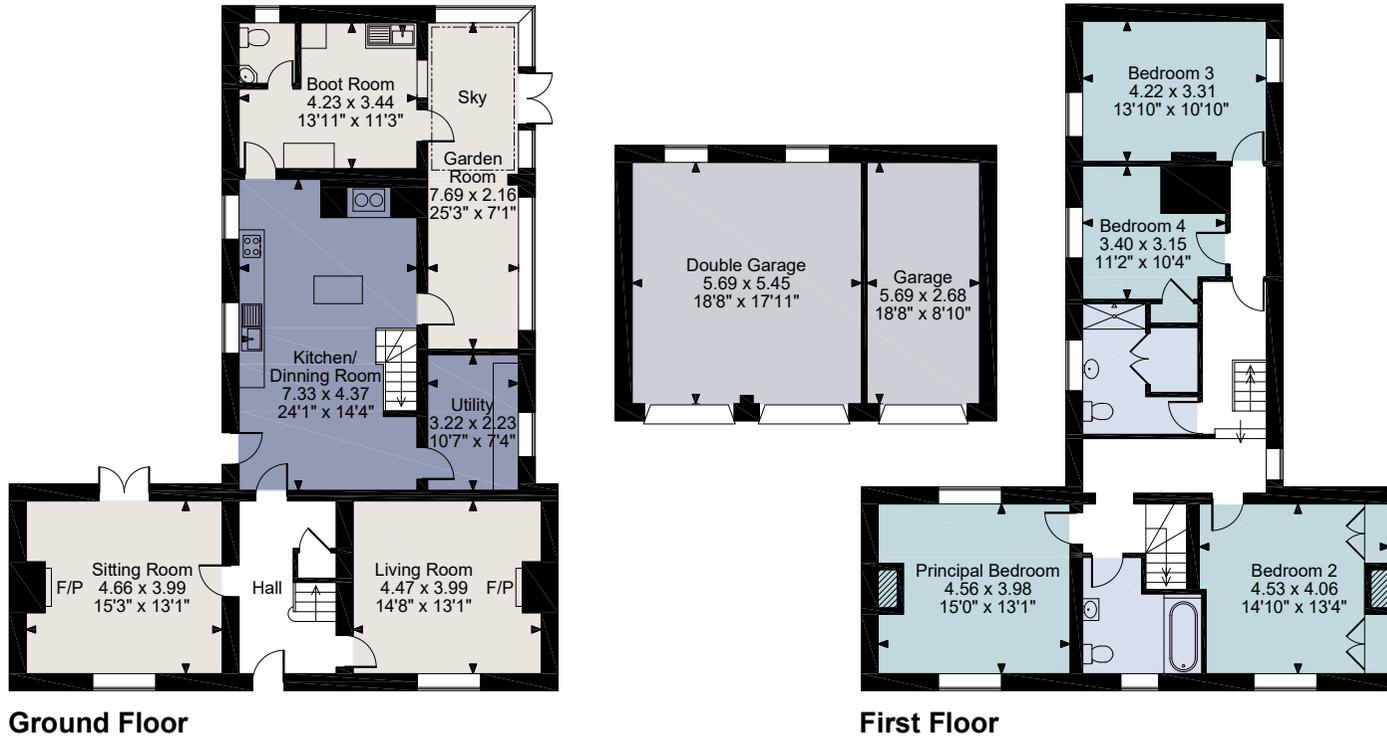
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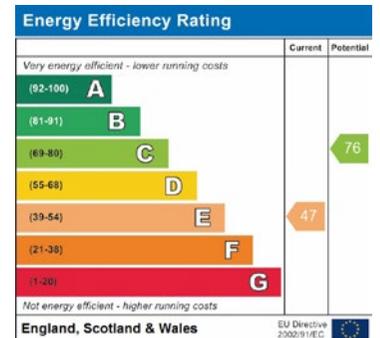
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